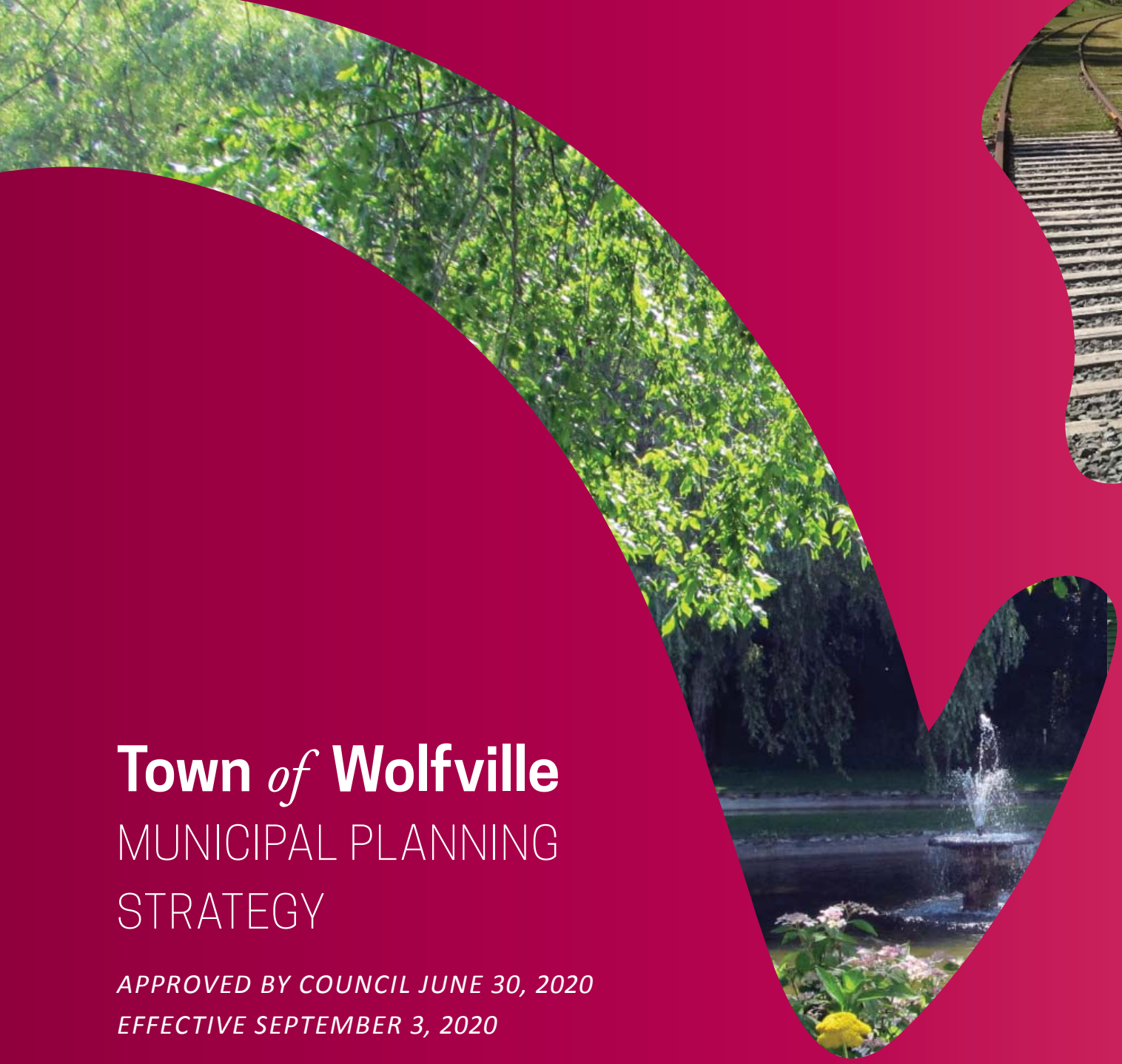






Town *of* Wolfville

MUNICIPAL PLANNING STRATEGY

APPROVED BY COUNCIL JUNE 30, 2020

EFFECTIVE SEPTEMBER 3, 2020



Town of Wolfville
359 Main Street
Wolfville, NS B4P 1A1

Acknowledgements

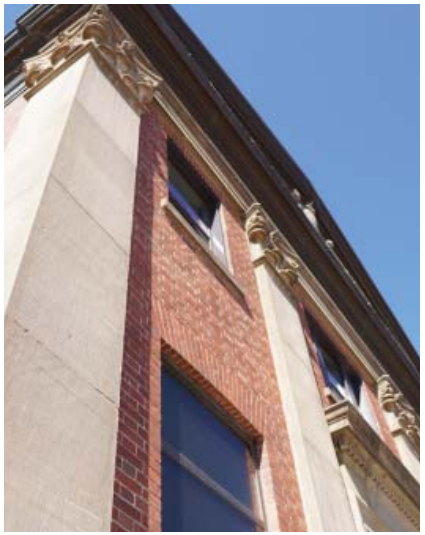
The Town would like to recognize the many residents and stakeholders who shared their thoughts, insights, and aspirations for our Town throughout the process of developing this Plan.

Members of various groups and committees have played an integral role in the plan's development, including:

- Members of the 2012-2016 Council
- Planning Advisory Committee members (2015 to 2020)
- Heritage Advisory Committee members (2015 to 2020)
- Design Review Committee members (2015 to 2020)
- Environmental Sustainability Committee members (2015 to 2020)
- Source Water Protection Committee members (2015 to 2020)
- Wolfville Business Development Corporation
- Members of Acadia University faculty and Staff

The Town worked with both FoTenn Planning and Design (Phase 1) and Fathom Studios (Phase 3) during the development of this plan and implementation documents.









Contents

PART 1 INTRODUCTION 2

PART 2 OUR SHARED FUTURE AND COMMUNITY PRIORITIES 14

PART 3 INVESTMENT FOR SUCCESS 28

PART 4 CLIMATE CHANGE AND THE ENVIRONMENT 32

PART 5 MOBILITY 38

PART 6 PARKS AND OPEN SPACES 46

PART 7 MUNICIPAL ASSETS AND SERVICES 53

PART 8 NEIGHBOURHOODS 64

PART 9 THE CORE AREA 80

PART 10 ACADIA UNIVERSITY INSTITUTIONAL 88

PART 11 IMPLEMENTATION 92

PART 12 MONITORING AND REPORTING 112

PART 13 SCHEDULES 114

1. FUTURE LAND USE MAP 115
2. FUTURE STREETS MAP 116
3. FUTURE PARKS AND TRAILS MAP 117
4. COMMUNITY PROFILE AND HOUSING NEEDS 118
5. REVIEW PROCESS AND PLAN STRUCTURE 135
6. PARK AND OPEN SPACE CLASSIFICATIONS 139

TABLE OF FIGURES

Figure 1.1—Bounds of the incorporated Town of Wolfville 3

Figure 1.2—Factors affecting the MPS and its evolution moving forward 4

Figure 4.1—Excerpt of Kings County Generalized Future Land Use surrounding Wolfville 37

Figure 5.1—Local Street example 42

Figure 5.2—Main Street example 42

Figure 5.3—Collector Street example 42

Figure 5.4—Relationship between walkability and parking 43

Figure 7.1—Town Asset and Public Service overview map 54

Figure 8.1—Neighbourhood Designation 65

Figure 8.2—R-1 zone. 67

Figure 8.3—R-2 zone. 67

Figure 8.4—R-3 zone. 68

Figure 8.5— R-4 zone. 69

Figure 8.6—CDD zone 70

Figure 8.7—Key Housing Challenges..... 73

Figure 9.1—Core area boundaries 81

Figure 9.2—Core Commercial Zone..... 84

Figure 9.3—Core Neighbourhood Zone 86

Figure 10.1—Institutional University Zone..... 89

Figure 11.1—Neighbourhood Commercial Development Incentive Program..... 110

Figure 12.1—The Canadian Index of Wellbeing..... 113

Figure S1.1—General future land use map..... 115

Figure S2.1—Future streets..... 116

Figure S3.1—Future parks and trails.....117

Figure S4.1—Map of Wolfville and Area..... 118

Figure S4.2—Land Use Breakdown..... 119

Figure S4.3—Average Population Growth Statistics Canada (1986–2016)..... 120

Figure S4.4—Wolfville Population Pyramid Statistics Canada (2016) 121

Figure S4.5—Wolfville Labour force by origin 123

Figure S4.6—Missing Middle Housing Example..... 126

Figure S4.7—Dwelling type constructed or permitted since 2011 127

Figure S4.8—Housing continuum 129

Figure S4.9—Residential density examples..... 130

Figure S4.10—Care and housing as it relates to aging in place..... 132

Table S4.11—Key housing needs and strategies 133

Table S4.12 – Housing Priorities by Type/Form 134

Table S6.1—Park classification systems..... 139

PART 1

INTRODUCTION



1.1 Purpose

This Municipal Planning Strategy (MPS) has been prepared in accordance with the provisions of the Municipal Government Act Chapter 18 of the Statutes of Nova Scotia, 1998, as amended. Application of this MPS and the associated Land Use Bylaw, Design Guidelines and Subdivision Bylaw relate to land within the bounds of the incorporated Town of Wolfville, as shown in Figure 1.1.

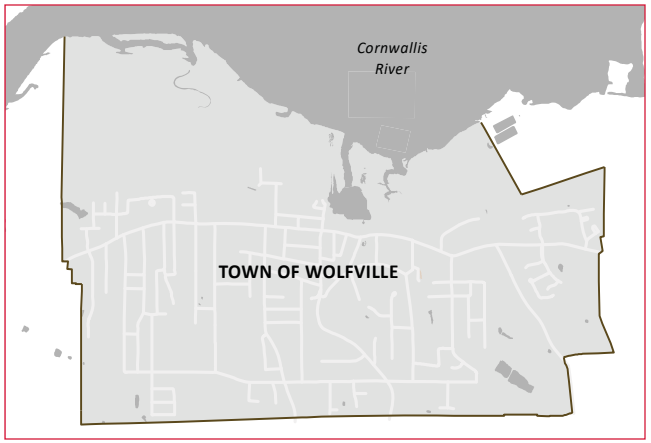


Figure 1.1—Bounds of the Town of Wolfville

The MPS is Council's principal guide for decisions on land use and development matters within the Town and is critical to the municipality's long-term strategic direction. The MPS serves as a guide for residents and interested citizens, in particular for those engaged in residential or commercial development, to gain a more thorough understanding of the Town's growth management approach.

The Land Use Bylaw, Design Guidelines and Subdivision Bylaw are the companion documents to the MPS and are the means by which Town Council will carry out the intent of the MPS, as set out in the Municipal Government Act.

This Municipal Planning Strategy aims to:

1. **Guide Town decisions:** By guiding growth and change in accordance with the community's priorities, needs and vision for the future.
2. **Provide clarity for managed growth:** By providing clarity on where, and what type of growth should occur in the Town and how it can be supported. It is intended to provide direction for businesses, land owners, developers, organizations, community groups and residents regarding future development.
3. **Influence the Town's built form:** By informing public realm improvements, street enhancements, park and open space plans, and other municipal land and design decisions. It also provides clear Core Area built form parameters detailed in the Land Use Bylaw and Design Guidelines.
4. **Improve development decision making:** This plan instroduces different tools and provides clear parameters. Processes should respect all involved in moving the Town toward it's stated community priorities.

The Municipal Government Act (S. 213) outlines the purpose of a Municipal Planning Strategy as follows:

- Address problems and opportunities concerning the development of land and the effects of development;
- Provide a framework for the environmental, social and economic development within a municipality;
- Are consistent with the intent of the statements of provincial interest; and
- Specify programs and actions necessary for implementing the municipality planning strategy.



Figure 1.2—Factors affecting the MPS and its evolution moving forward

To be effective, the Town's Municipal Planning Strategy informs the Town's 10 year Capital Investment Plan; is influenced by Asset Management realities; informs Committee and Administrative (Staff) workflows; aligns with other Town Strategies and plans; and is considered regularly for alignment with Council's Strategic Plan and priorities.

To ensure it remains relevant, this Municipal Planning Strategy is meant to be a living document. Amendments to this plan may be necessary to respond to complex challenges or take advantage of emerging opportunities.

IT SHALL BE THE POLICY OF COUNCIL THAT:

1. This Municipal Planning Strategy (MPS) supersedes the MPS approved by the Minister of Municipal Affairs on September 23, 2008 (including amendments up to the adoption of this plan).
2. This Municipal Planning Strategy shall serve as the Towns Integrated Community Sustainability Plan (ICSP).
3. Council shall have regard to the policies contained within the MPS and no development shall be permitted which is contrary to the overall intent.

1.2 Review Process and Plan Structure

1.2.1 REVIEW PROCESS

In 2015, the Town of Wolfville embarked on a major update to the Municipal Planning Documents with the following goals:

- promote economic vitality,
- embrace the town's culture and heritage,
- foster a dynamic and livable Core Area,
- inspire high-quality design, and
- encourage social and environmental sustainability.

An extensive community engagement programme was undertaken and a large number of background reports and studies were produced or reviewed in developing this Municipal Planning Strategy.

> *The importance of quality process, analysis and community engagement are at the forefront of policy development in Wolfville.*

This plan aims to improve land use policy and process to meet the goals of the review and align with the shared future and community priorities outlined in Part 2.

The Schedules of this plan provide lists of community engagement undertaken as well as plans and studies that have been integrated into this Municipal Planning Strategy. Certain Town plans and bylaws have been replaced by this MPS and companion documents.

1.2.2 PLAN STRUCTURE

This Plan consists of policies and maps which are implemented through the Land Use Bylaw, Design Guidelines and Subdivision By-aw (implementing documents). While this Plan is organized into distinct parts, for any part to be properly understood it must be read in the context of the whole document, implementing documents, and mapping.

Although not exclusively a land use document, the Town is striving to effectively deal with the three primary aspects of land use through this MPS and implementing documents:

1. **the Arrangement of the Town** — the design of the parcel, block, and transportation (streets, trails, etc) network. These are the 'bones' of the Town and without good ones, it is difficult to realize a vision, adapt to changing conditions, and create places that lend to a high quality of life.
2. **the Use of land** — the purpose for which land is utilized (e.g. residential, commercial, mixed use, agriculture, etc). This is the root of the traditional land use zoning approach. The Town will continue to use this approach but be open to new ideas (e.g. form based) and other tools (e.g. secondary planning strategies) to better manage community expectations.
3. **the Form of land improvements** — the design of improvements on a property (e.g. attached or detached buildings, setbacks, height, etc) are often the details that make the difference between a successful development and something that seems 'out of place.' The Town will continue to use design guidelines, which will form a part of this plan's implementation documents.



Mapping and other graphical communication tools such as design guidelines are essential to illustrate and contextualize land use policy. The Maps included as Schedules or in the body of this Municipal Planning Strategy or Land Use By-law include: a Future Land Use Map, Future Parks, Open Space and Mobility Network, Future Streets, Land Use Zoning, the Development Constraints Area Overlay, and Design Guidelines Overlay. These maps are a legal part of these planning documents and are required to properly interpret policy.

ACTIONING OUR COMMUNITY PRIORITIES

To provide clear linkages to the Town's stated Community Priorities (See Part 2), a policy key / legend has been prepared. Policy in the document has been linked back to themes related to the Town's stated community priorities. Also included are indications where future work or partnerships will be essential. The policy key is included here for reference.

POLICY KEY

EP	Economic Prosperity	LU	Land Use and Design
SE	Social Equity	CA	Climate Action
P	Partnership	FW	Future Work

1.3 Community Profile

1.3.1 WOLFVILLE'S PAST

Where Wolfville stands today, where the Cornwallis (Jijuktu'kwejk) River meets the Minas Basin, was originally inhabited by aboriginal tribes leading a migratory and nomadic existence driven by available sustenance. The Mi'Kmaq became the dominant culture in A.D. 1400 and continued to live nomadic lifestyles in the region. By 1650, an estimated 3000 Mi'Kmaq peoples resided in the maritime provinces, yet by 1841 only an estimated 1166 remained and were being located on reserves (Mud Creek, J. Davison, 1985).

In 1650, the first Europeans (French Acadians) began to settle in this region at Port Royal and began moving up the Bay of Fundy into the Minas Basin area. From this time until their expulsion by the British in 1755, the Acadians developed dykes and the aboiteau wooden sluice system that transformed brackish floodplains into rich farmland, giving Wolfville and Grand Pre (now a UNESCO Cultural Landscape) their distinctive agricultural fields and dykelands.

After the expulsion of Acadians, New England Settlers arrived to inhabit the vacant land. These settlers founded and developed the community of Mud Creek, now known as the Town of Wolfville, around shipbuilding, various forms of agriculture and supporting industry and commerce. Acadia University (founded 1838) first opened as Horton Academy and has developed into a world class educational institution (Mud Creek, J. Davison, 1985). Mud Creek was renamed Wolfville in 1830, and recognized as "the world's smallest port".

After confederation in 1867, The Windsor and Annapolis Railway (later the Dominion Railway) connected Wolfville through the Annapolis Valley, making Wolfville Harbour a seaport that shipped Annapolis Valley apples across the world.

IT SHALL BE THE POLICY OF COUNCIL: FW P

To acknowledge that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. This territory is covered by the "Treaties of Peace and Friendship" which Mi'kmaq and Wolastoqiyik (Maliseet) People first signed with the British Crown in 1725. The treaties did not deal with surrender of lands and resources but established the rules for what was to be an ongoing relationship between nations.



Watercolour painting depicting traditional Mi'Kmaq settlement c.1791 (Nova Scotia Museum)





1.3.2 WOLFVILLE PRESENT

Wolfville now represents a cultural centre within the County of Kings offering historic and contemporary built forms, community and international events, and strong ties with Acadia University. The active, educated, residents have worked to proclaim Wolfville a nuclear free zone in 1985, declared Canada's first fair trade town in 2007, and designated Wolfville as the third Cittaslow community in Canada in 2016. The Town has been, and continues to be, an aspirational community and an important educational and cultural centre in the region.

To ensure the Town of Wolfville's sustainable future requires an equitable balance of many factors in decision making. Understanding opportunities and challenges is critical, as is recognizing possible disruptions that may directly influence, or change, our community. It is important to be able to adapt to these changes while maintaining stability, innovation and the ability to pursue a unique path so Council can take actions that reflect the values of the community. Council endorses a sustainable community development approach to these factors and the implementation of this approach is enabled through the policies of our Municipal Planning Strategy.

Schedule 4 of this document provides a detailed Community Profile, while a summary of Opportunities and Challenges are provided here.

1.3.3 OPPORTUNITIES AND CHALLENGES

CLIMATE CHANGE AND THE ENVIRONMENT

Wolfville encompasses an array of environmental features that define the Annapolis Valley. Wetlands, watercourses, agricultural fields, and undisturbed natural areas surround the town and flow through its core. The Town is surrounded by a greenbelt of forested and agricultural lands and bordered by the Minas Basin and Bay of Fundy to the north. The waters are home to whales, unique ecosystems, and the bordering cliffs and foreshore contain ancient fossils. The dykelands, an iconic piece of Nova Scotia's heritage, were constructed to capture nutrient-rich sediment in low-lying coastal areas, and the rich salt marshes created ideal agricultural conditions provided in part by water carried by steep southern slopes that border the commercial areas.

Wolfville's unique environmental features continue to play an important agricultural role for the Annapolis Valley, and should be protected and maintained as they contribute to the ecosystem services and resources required for economic sustainability and resilience.

Opportunities and Challenges:

Environmental conservation and protection

Ecosystem services

Climate Change adaptation and mitigation efforts.





DEMOGRAPHICS

Wolfville is home to approximately 4,200 residents, as outlined by Statistics Canada's 2016 Census. The population is projected to slowly grow into the future (2% per year). A large portion of the permanent population in Wolfville are retirees, a population that has their own set of residential and social needs such as age-friendly infrastructure and accessible transit. In contrast, approximately half of Wolfville's residents are university age, a trend constant in all census years. This spike in population is a result of the large portion of students attending Acadia University.

Each fall Wolfville becomes a seasonal home to 1500 additional residents living in Acadia University residences. Wolfville also receives an estimated 1000 commuting students each day, based on data retrieved from Acadia University. Total enrolment in 2018 was approximately 3,700 students.

Each summer Wolfville welcomes an estimated 191,000 visitors. 25,000 of those visitors stay for an average of three nights, as identified in Nova Scotia Tourism survey-data.

Opportunities and Challenges:

Variety of housing options
Age-friendly infrastructure
Demand for housing of all types
Opportunities for cross-cultural connections
Balancing environmental economics

ECONOMICS

The dykelands from the Bay of Fundy and lands flowing from the Gaspereau Valley have presented ideal agricultural opportunities, which have shaped the local economy for centuries. The 2016 census indicates that Acadia University and local medical service providers are major contributors to the local economy, servicing local and regional needs while attracting international residents and students. Tourism, including retail and accommodations providers, are another major contributor to the local economy. Despite these areas of growth, unemployment in Wolfville continues to climb. The unique needs and socioeconomic mix of students, retirees, tourism workers, agriculturalists, and professionals requires a concerted effort to balance a variety of economic opportunities with a growing need for housing and employment options for those under or unemployed.

Opportunities and Challenges:

Affordable housing options
Urban agriculture
Renewable energy sources
Seasonal demand for tourism services
Commercial and Retail opportunities





GLOBAL INFLUENCES

The Town of Wolfville has enjoyed the benefits of a high quality of life, a diverse economy, and a wide range of temporary and permanent residents of all ages and ethnicities due in part to regional, national and global influences. These global trends can dramatically shift due to circumstances outside of our control, such as global politics, climate change, national population changes, immigration, new technologies, regional policies and even other unknown factors. In recent years, trends in Nova Scotia continue to indicate growing populations of retirees in relation to younger populations, ever-increasing impacts of climate change and erratic weather patterns, the growing costs and impacts of fossil fuels, and a long-term need to attract younger Canadian and International residents. These trends are not unique to the Town of Wolfville, yet impact Wolfville uniquely and should be considered as we consider how they impact the quality of life for Wolfville residents today, in the near future, and in the lives of future generations.

Opportunities and Challenges:

Climate change
Canadian Migrations
Technology
Fossil Fuels
Generational and Social Equity





1.4 Provincial and Regional Coordination

1.4.1 PROVINCIAL COORDINATION

A Municipal Planning Strategy provides the policy framework for land use and development control. The Municipal Government Act (MGA) provides Council with the power to make statements of policy with respect to a broad range of activities including future development, land use, public lands, transportation, municipal services, municipal development, coordination of public programs, and any other matters related to the physical, social or economic development of the town.

Alongside the MGA, the Province provides Statements of Provincial Interest to ensure municipalities are complying with issues of province-wide significance. Municipalities must take the statements into account when creating or reviewing land use planning policies and regulations. The Statements of Provincial Interest address the areas of Drinking water supplies; Flood Risk Areas; Agricultural Land; Infrastructure; Housing and The Nova Centre. Each Statement has a set of provisions that dictate how municipal planning documents must respond to the goal of the Statement. The Nova Centre Statement is excluded as it is specific to a development in the Halifax Regional Municipality.

IT SHALL BE THE POLICY OF COUNCIL: FW P

1) To create Municipal Planning Strategy Policy that complies with the Statements of Provincial Interest:



STATEMENT 1: DRINKING WATER SUPPLIES
GOAL: To protect the quality of drinking water within municipal water supply watersheds.



STATEMENT 2: FLOOD RISK AREAS
GOAL: To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in Flood Risk Areas by restricting exposure to flood risk.



STATEMENT 3: AGRICIULTURAL LAND
GOAL: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.



STATEMENT 4: INFRASTRUCTURE
GOAL: To make efficient use of municipal water supply and municipal wastewater disposal systems.



STATEMENT 5: HOUSING
GOAL: To provide housing opportunities to meet the needs of all Nova Scotians.

2) To designate a Coastal Protection Zone to comply with the regulations of Bill 106, the Coastal Protection Act.

1.4.2 REGIONAL COORDINATION

The core message of the One Nova Scotia report ("The Ivany Report") by the Nova Scotia Commission on Building Our New Economy is that Nova Scotia, particularly rural Nova Scotia, faces a crisis of economic and demographic viability. This is not inevitable, but leveraging the province's assets to change its economic outlook will demand a shared vision and a commitment to economic growth and renewal.

The County of Kings has its own Municipal Planning Strategy (MPS) and Land Use Bylaw that provide a regional perspective beyond the Town of Wolfville. This regional context is important to consider as Wolfville evaluates its options for future growth.

The Kings 2050 initiative was developed as part of the Kings County MPS update. It was developed in collaboration with the Towns of Berwick, Kentville, Wolfville and the Municipality of the County of Kings, and provides a joint vision for the future of the region. The "Kings 2050 Vision" document is the main deliverable of the second phase of the Kings 2050 process and attempted to draft a set of Statements of Regional Interest, intended to be the 'foundation for a regional approach to land use planning'. Four broad issues are addressed through four Statements of Regional Interest.

While the MGA does not currently outline the requirement for a Municipal Planning Strategy to demonstrate consistency with Statements of Regional Interest, a best practice approach would still have regard to their intent.

IT SHALL BE THE POLICY OF COUNCIL: FW P

1. To have regard for the Statements of Regional Interest as outlined in the Kings 2050 Regional Approach Report.
2. To be open to collaborating with the County of Kings and other regional partners on regional land use planning, climate change mitigation and adaptation, environmental protection, recreation, transit, economic development and other matters.
3. To include in the Town's Public Participation Program Policy provisions to ensure engagement with abutting municipalities.

STATEMENTS OF REGIONAL INTEREST:

Four broad issues are addressed through four Statements of Regional Interest. These include:

Settlement
To ensure an effective, efficient, equitable and focused pattern of development that will support planned residential growth in response to the needs of the public.

Economic Development
To encourage the development of the Kings regional economy for the benefit of all communities and residents.

Municipal Facilities
To ensure the efficient provision of cultural, recreation and other facilities required to serve and enhance the lives of all residents in the Kings region.

Environmental Protection
To ensure the protection and enhancement of valued features of the natural environment in the Kings Region.











PART 2

OUR SHARED FUTURE AND COMMUNITY PRIORITIES

2.1 Sustainability and Resilience

The Town of Wolfville is a leader in the pursuit of improved community well-being and is regarded as one of the most progressive small towns in the country.

The Town of Wolfville embraces sustainability as a lens to create an integrated and effective approach to addressing current and future challenges. The figure to the right illustrates the 'nested circle' sustainability framework and supports Council's belief that social and economic activity occur within ecological limits. This concept of sustainability contrasts with the 'three legs' (or other approaches) based on the premise that the social, ecological and economic aspects are equally important. The nested circle framework recognizes that social and economic activity occurs within ecological limits.

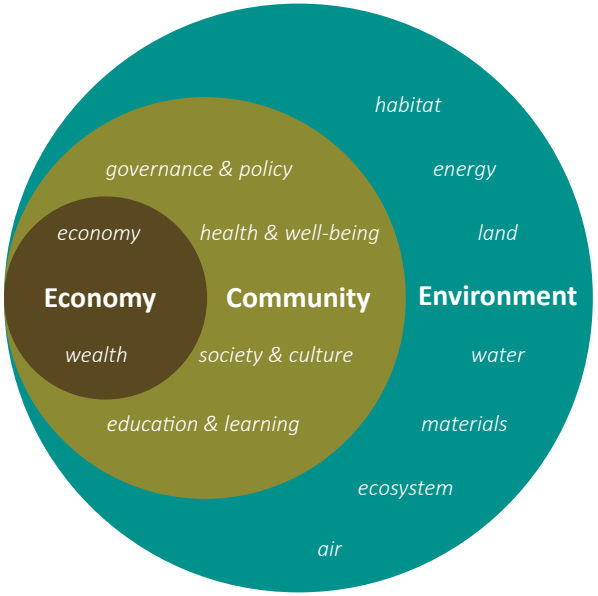
The Town of Wolfville is also committed to being a resilient community where 'disruptions' can be managed effectively. It will be important to adapt to change while maintaining stability into the future. Community stability allows for innovation and the ability to pursue a unique path where Council can take actions that reflect the values of the community.

Council and Staff will be bold to forge a path that is in the best interests of both current and future generations of our Town and region.

IT SHALL BE THE POLICY OF COUNCIL: FW P

To institutionalize and promote the "Nested Circle" Sustainability Framework in both municipal operations and the overall community.

Core Concept:
"Nested Circle" Sustainability Framework



2.2 Our Shared Future

Wolfville is an aspirational community. "Our shared future" is a declaration of the Town's desired outcome during the lifetime of this plan. It is what we want to be, what we're currently doing and our reason for existing. In the context of a Municipal Planning Strategy, the "shared future" is the Town's desired outcome from a growth management perspective**.**

IT SHALL BE A POLICY OF COUNCIL THAT: FW P

To achieve our shared future, Council is committed to taking action on community priorities that position the Town as a leader in sustainable community development.

Our Shared Future is…

*A **vibrant** university town.*

*A perfect mix of small-town **livability** and urban **energy**.*

*A place to **slow down** and **contemplate** the old fashioned and the newfangled.*

*A place that is a **leader** in creating an **equitable**, **healthy** and **sustainable** future.*



2.3 Community Priorities

Community priorities are specific statements of what the Town intends to achieve during the life of this plan. They are the WHAT and the HOW — split into 4 priorities with objectives and anticipated results associated with each. The priorities fall into 4 categories that together provide a road map to achieving 'Our Shared Future.' The community priorities are guided by the Town's commitment to sustainable community development, resilience, community consultation, and evidence-based decision making.

The policies of this Plan shall be consistent with and supportive of these priorities. Council acknowledges that priorities and/or specific objectives must be monitored and may change over time. Council is committed to monitoring the effectiveness of these policies and making changes as appropriate — this is a living document. It is important to acknowledge that some of these priorities will and do compete with each other. The challenge for Council will be finding an appropriate balance, consistent with our overarching sustainability aspirations.

ACTIONING OUR COMMUNITY PRIORITIES

To provide clear linkages to the Town's stated Community Priorities (See Part 2), a policy key / legend has been prepared. Policy in the document has been linked back to themes related to the Town's stated community priorities. Also included are indications where future work or partnerships will be essential. The policy key is included here for reference.

POLICY KEY

EP	Economic Prosperity	LU	Land Use and Design
SE	Social Equity	CA	Climate Action
P	Partnership	FW	Future Work

2.3.1 LAND USE AND DESIGN

The Town believes that creating and preserving places where people want to be — to live, work, play, and visit — is critical for the long-term prosperity of the Town. Land Use and Design decisions are important to the quality of life the Town can offer and plays a critical role in resident's overall health. Our unique sense of place captures the imagination of long-time residents and visitors alike. Looking forward, Council will strive to encourage innovative design and housing options while honouring existing character and heritage. The Land Use and Design objectives guide policies of this Municipal Planning Strategy and are identified with a symbol throughout this MPS. LU

CORE CONCEPT: HEALTHY COMMUNITIES

The design of our communities influence how physically active we are, how we travel through our communities, how socially connected we are, the kinds of foods we have access to, how exposed to the natural environment we are, and ultimately, how we experience health and wellness.

CORE CONCEPTS LU

Complete Communities

Meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure, schools, recreation, open space, and mobility options.

Human Scale

To see the Town as the people who use and experience it at eye level and to optimize the pedestrian experience by taking the possibilities and limitations dictated by the human body into account.

Pedestrian First

Providing safe, comfortable, direct and attractive walking routes separated from motor vehicle traffic for pedestrians to enjoy the surrounding amenities.

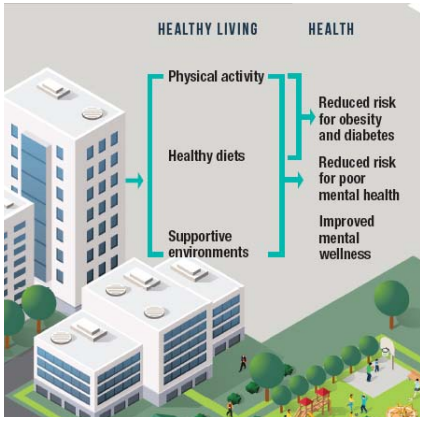
Neighbourhood Character

A subjective measure that combines public and private realms and the cumulative impact of all contributors (property, public place, infrastructure) that create a unique character.

New Urbanism

Approach based on the principles of walkable streets, amenities in close proximity, accessible and well-designed public spaces that create sustainable, human-scaled places where people can live healthy and happy lives.





Source: The Chief Public Health Officer's Report on the State of Public Health in Canada 2017 – Designing Healthy Living.

LU Land Use and Design

OBJECTIVE LU	OBJECTIVE LU	OBJECTIVE LU	OBJECTIVE LU	OBJECTIVE LU
To create complete neighbourhoods to maximize our infrastructure and promote community health.	To ensure a full range of housing options for Wolfville residents of all ages and incomes.	To respect and strengthen existing neighbourhood character, while encouraging quality, inclusive urban design.	To preserve and enhance our architectural and cultural heritage assets.	To support public art and cultural programming.
ANTICIPATED RESULTS • Create and incentivize neighbourhood commercial to create convenient access to services for all residents. • Focus on walkability improvements. • Strive to integrate Asset Management and Planning.	**ANTICIPATED RESULTS** • Increase housing options based on community needs. • Encourage affordable housing options (including non-market). • Set housing targets and monitor over time.	**ANTICIPATED RESULTS** • Improve processes and requirements for infill development. • Create tools for improved social inclusion of all residents. • Policies to support innovation.	**ANTICIPATED RESULTS** • Identify and register heritage properties. • Better establish roles for the Town's Heritage Advisory Committee and Historical Society.	**ANTICIPATED RESULTS** • Institutionalize public art appreciation. • Work with and support action by community groups, non-profits and other partners.

2.3.2 ECONOMIC PROSPERITY

The long-term economic prosperity of the Town is linked to the commercial and employment opportunities available to existing and future residents. The Town is focused on enhancing its position as an educational and cultural hub, a destination for tourism, niche/boutique retail, and professional services while further developing offerings around food, libations (wine, cider, beer, etc) to leverage the Town's CittaSlow designation and brand proposition. A key thrust of this plan is the creation of additional commercial development opportunities — beyond our traditional downtown core. The Economic Prosperity objectives guide policies of this Municipal Planning Strategy and are identified with a symbol. EP

CORE CONCEPTS EP

Strategic/Managed Growth

Using municipal assets such as land, infrastructure and water resources efficiently, building more compact, walkable communities with adequate infrastructure, and planning neighbourhoods near amenities such as schools, jobs and recreation to encourage sustainable community development.

Fiscal Sustainability

To achieve a fiscal stance that allows the Town to service public debt, without the need to undertake policy adjustments that are implausible from an economic or political standpoint, given financing costs and conditions we face.

The Core Area

The core area refers to the Downtown boundaries that include commercial and neighbourhood designations that create a unique sense of place with concentration of mixed uses, pedestrian scale, distribution of buildings, open space and parking.

CittaSlow

The Town of Wolfville was officially designated as a Cittaslow community in April 2016. To be designated, a community must fulfill over 50 criteria addressing environmental protection and healthy lifestyles, support for local products, agriculture and artisans, community engagement, social justice, celebration of and respect for local culture, heritage and traditions, and the thoughtful development and use of technology for sustainability and community well-being.

EP Economic Prosperity

OBJECTIVE EP	OBJECTIVE EP	OBJECTIVE EP	OBJECTIVE EP	OBJECTIVE EP
To encourage growth and manage land use with a goal of balanced economic and environmental sustainability.	To ensure a vibrant local economy by supporting economic development, creative entrepreneurship, and home based business endeavours that further the Town's position as a regional cultural, tourism, and educational centre.	To enhance and strengthen the Core Area as the focal point of commercial and community activity.	To encourage a range of local and regional partnerships that enhance economic development within the Town.	To support what works and encourage new opportunities and investments.
ANTICIPATED RESULTS • Expand neighbourhood commercial opportunities. • Focus on infill development and gentle density.	**ANTICIPATED RESULTS** • Strive for top quality facilities and services, including an enhanced public library. • Further our brand as a hub of tourism, food and libations through additional opportunities along Main Street and in the Core Area.	**ANTICIPATED RESULTS** • Design Guidelines and visioning specific to the Core Area. • Focus on infill and walkability.	**ANTICIPATED RESULTS** • Strengthen partnerships with Acadia, the County of Kings, other Towns/ Municipalities, the Wolfville Business Development Corporation, Devour, Deep Roots and other partners and events.	**ANTICIPATED RESULTS** • Better development approvals process (e.g. fewer development agreements, more site plan approvals). • Focus on walkability and the Core Area.

2.3.3 CLIMATE ACTION

The Town intends to lead the way in community well-being and environmental health by finding a balance between responding to a demand for short-term benefits and creating opportunities for creating more sustainable neighbourhoods that will continue to support the community in the future. We anticipate encouraging sustainable practices and initiatives that respond to climate change implications and resource preservation. The Climate Action objectives guide policies of this Municipal Planning Strategy and are identified with a symbol throughout this MPS. CA

CORE CONCEPTS CA

Adaptation

Strategies and Actions that manage the impacts of climate change, including climate variability and extremes.

Mitigation

Strategies and Actions that reduce the emissions that cause climate change.

Ecological Footprint

The impact of human activities measured in terms of the area of biologically productive land and water required to produce the goods consumed and to assimilate the waste generated.

Energy Poverty

Individuals who are unable to afford the energy/fuel needed to maintain their life (a household that spends more than 10% of their income on home energy).

Clean Energy

Energy sources including solar, wind, water, geothermal, and bioenergy.

Active Transportation

Any form of human-powered transportation through many modes such as walking and cycling that encourage less vehicle transportation.

CA Climate Action

OBJECTIVE CA	OBJECTIVE CA	OBJECTIVE CA	OBJECTIVE CA
To control land use in a way that preserves, enhances and protects the natural environment to ensure open space opportunities for all residents.	To promote clean energy and reduce greenhouse gases (Climate Mitigation) by maximizing energy efficiency through conservation, local renewable energy opportunities, partnerships, and the use of sustainable infrastructure and green building design.	To undertake climate adaptation and mitigation measures to create a community resilient to disruptors.	To create a leading sustainable transportation network that supports non-vehicular transportation modes and improves connectivity.
ANTICIPATED RESULTS • Enhance environmental constraints • Preservation of ecosystem services, including Agricultural land. • Ensure source water protection and reduce water consumption.	**ANTICIPATED RESULTS** • Work toward advancing our position in the Partners for Climate Protection Program through GHG emissions reduction and energy planning work.	**ANTICIPATED RESULTS** • Work with partners to preserve and enhance resilience to sea level rise. • New requirements for buildings in flood prone areas. • Educate the community about climate change implications and initiatives.	**ANTICIPATED RESULTS** • Better leverage our partnership with Regional Transit Authorities. • Prioritize the creation of walkable and bikeable infrastructure. • Explore community/micro transit options.

2.3.4 SOCIAL EQUITY

Throughout the process of developing this plan, 'Social Inclusion' and 'Equity' have been key themes. The objectives reflect support for social and economic development of the town, and community members whose lives are affected by change, while trying to respect the Community's vision of how we develop. The Town encourages contributions to community development and social wellbeing through policy by reflecting on current social structures and actively communicating with the public. The Social Equity objectives guide policies of this Municipal Planning Strategy and are identified with a symbol throughout this MPS. SE

CORE CONCEPTS SE

Universal Design

Design and composition that can be accessed, understood and used to the greatest extent possible by all people regardless of age, size, ability or disability.

Community Engagement

Providing participation opportunities for community members to voice opinion and have input on current municipal events and decision making, while providing inclusivity and transparency throughout the community-level planning process.

Age Friendly

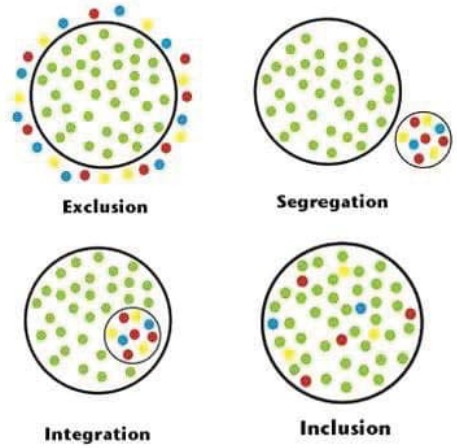
A place that has an inclusive and accessible urban environment that promotes active aging and influences health and quality of life by providing the ability for older adults to age, in place.

Wolfville: Access by Design

In 2019 the Town adopted an Accessibility plan to ensure equitable access to community life and participation in society for all people regardless of their abilities. The plan has 5 areas of focus: the built environment, information and communication, transportation, goods and services, employment.

CORE CONCEPT: SOCIAL INCLUSION

When building new housing that promotes social inclusion the United Nations states "housing is not adequte if it is cut off from employment opportunities, health-care services, access to transit, schools, childcare centres and other social facilities, or if located in polluted or dangerous areas.



Source: Government of Canada- National Housing Strategy—"A Place to call Home"

SE Social Equity

OBJECTIVE SE	OBJECTIVE SE	OBJECTIVE SE	OBJECTIVE SE	OBJECTIVE SE
To make land use processes understandable, transparent and efficient.	To ensure an inclusive community through bold leadership, community education and inclusive engagement in the development and implementation of land use planning policy.	To work in alliance with our regional partners.	To provide age friendly, accessible, and affordable housing options for a mix of demographics to encourage social inclusion.	To ensure that all public facilities and infrastructure provide access to all potential users, and encourage other organizations to follow these standards.
ANTICIPATED RESULTS • Clearly articulate development requirements. • Provide clear parameters around community involvement in development applications.	**ANTICIPATED RESULTS** • Regular community check-ins on growth management and what we are trying to achieve.	**ANTICIPATED RESULTS** • Strengthen partnerships with NS Department of Seniors, Housing NS, NS Department of Health, Acadia University, and other partners.	**ANTICIPATED RESULTS** • Ensure variety and adaptability in our housing options.	**ANTICIPATED RESULTS** • Work with the Accessibility Advisory Committee to meet Accessibility goals as established in the Town's Accessibility Plan — Wolfville: Access by Design (2019)


Our planning strategy is how we, as human beings, organize ourselves.

It's how we physically embody our values in the built environment.



PART 3

INVESTMENT FOR SUCCESS



3.0 Creating Conditions for Success

This Municipal Planning Strategy emphasizes the importance of the public realm in creating an environment that attracts and supports growth that is consistent with the Town's community priorities. Municipal investments in public buildings, water and wastewater systems, streetscapes, active transportation infrastructure, parks and open space, and other public infrastructure and facilities will be needed and should be coordinated with the policies of this plan to effectively work toward the shared future envisioned.

The Town of Wolfville is a municipal corporation managing a growing community that must balance change and innovation with ongoing support for existing infrastructure — physical and social.

The Municipal Planning Strategy is the Town's primary tool for managing growth and change, yet this task requires us to understand how municipal assets, our economic development opportunities, and our culture and heritage assets are balanced so we can spend our resources (e.g. time, limited financial resources, etc.) toward achieving our shared future.

The way the Town invests in infrastructure assets, including natural assets, will have a significant impact on whether we move toward becoming more sustainable and resilient. Because of this, Council is committed to better integrating Land Use Planning and Asset Management, starting with the policies of this plan and focusing on improvements, over time, to ensure our Municipal, Economic, and Cultural success.

IT SHALL BE THE POLICY OF COUNCIL: FW P

1. To incorporate policies and provisions of this Strategy into the capital budgeting and operational planning processes of the Town.
2. To ensure that the Town's capital budgeting and operational planning process for streets and sidewalks give consideration to projects based on the condition of the asset, risk rating, desired growth, pedestrian activity and community priorities.
3. To incrementally integrate asset management and land use planning for municipal, economic and cultural success.

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.

3.1 Municipal Assets

The Town of Wolfville currently operates two distinct sets of asset inventories. One is the Water Utility, composed of water facilities (water treatment facility, wells, and a concrete reservoir), water mains, and equipment. The other is the General Fund, composed of land improvements, buildings and structures, equipment, IT infrastructure, traffic lights and poles, sewer systems, sewer plants, sidewalks, streets and curbs, and vehicles and heavy equipment. These assets are not funded for long term sustainability which will directly affect resident's quality of life in the event of a failure. It is critical to work towards ensuring these assets are maintained and fully funded for the future.

IT SHALL BE THE POLICY OF COUNCIL: FW P

1. To adopt an Asset Management Policy to confirm the Town's commitment to ensuring the sustainable delivery of services.



3.2 Culture, Heritage and Economic Development

The economic potential of the municipality needs to be encouraged for residents to be able to live, work, shop and play locally and affordably. Supporting resident initiatives in cultural and small business activities enable Wolfville to adapt to a changing world with economic success. Strategic public investments; supportive partnerships with business, other orders of government, and institutions; and other incentives can act as catalysts for further economic growth and job creation while supporting local cultural activities.

Planning for culture incentivises opportunities for creative-economic activity, increases access and exposure to culture, and preserves and celebrates built and living heritage. Empowering individuals and organizations, and supporting those initiates is key to fostering the culture and heritage of Wolfville. Residents and visitors bring value and contribute significantly to our rich and evolving cultural fabric through the creation of events, art, restoration of heritage, as patrons, by registering heritage properties, and many other methods.

Individuals are key to economic diversification and supporting culture. One of the best ways to support individuals is to develop the Town of Wolfville as a destination for visitors, new residents and talented workers by investing in high quality education, commercial areas, accessible public infrastructure and cultural activities within the municipality.

IT SHALL BE THE POLICY OF COUNCIL FW P

1. To work toward all people in our community having equal access to decent livelihood and quality standard of living including equal access to:
   a. Buildings,
   b. Infrastructure and Public Spaces,
   c. Information and Communications,
   d. Employment,
   e. Delivery of Goods and Services and Transportation.
2. To create the conditions for a diverse and resilient local economy.
3. To preserve and enhance places, sites, structures, streetscapes, archaeological resources, cultural landscapes and practices which reflect the town's diverse evolution, built heritage and culture in partnership with local organizations
4. To enable local jobs, expand commercial opportunities, think regionally, be 'open for business' and lead by example
5. To consider rezoning to any zone for registered heritage property, as outlined in the Land Use Bylaw
6. To use the Nova Scotia Heritage Property Act to preserve our built heritage and advocate for the strengthening of the Act over time.
7. To strive to maintain a commercial vacancy rate of 7-10% consistant with Provincial and National averages.
8. To ensure that commercial uses are designed to be compatible with surrounding land uses, including consideration of built heritage and the impacts of land use on neighbourhood character.
9. To ensure goods are produced and consumed locally using environmentally responsible practices, where possible.
10. To help business succeed through supportive policies and simplified procedures, including timely responses or approvals.

The 2019 commerical vacancy rate in the Town of Wolfville was approximately 2%





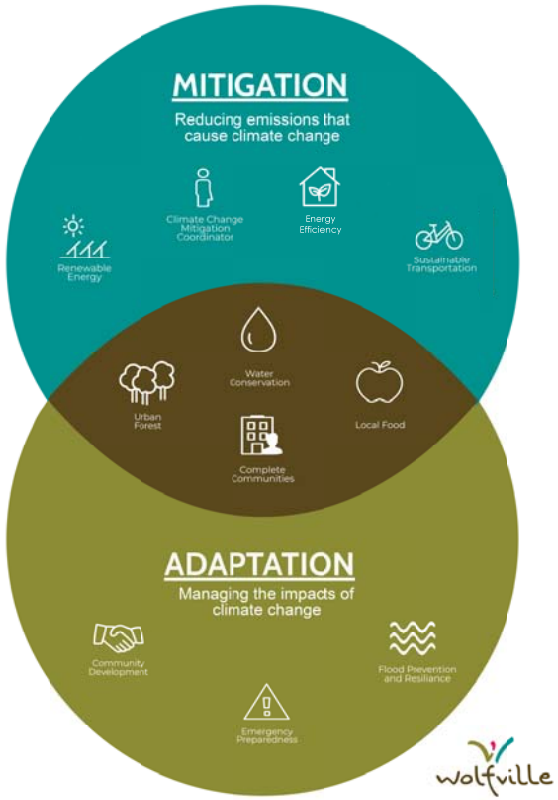
PART 4

CLIMATE CHANGE and THE ENVIRONMENT



4.0 The Defining Issue of Our Time

In 2019 the Town of Wolfville declared a climate emergency and has taken steps toward local adaptation and mitigation action. As local responses to the issue are better formulated, Council acknowledges that it may be necessary to amend this Municipal Planning Strategy to better align with Climate Change Mitigation and Adaptation planning.



IT SHALL BE THE POLICY OF COUNCIL: CA FW P

1. To recognize climate changes jeopardize the future of our planet and creates generational inequities.
2. To prioritize Climate Change adaptation and mitigation in the Town's Capital and Operating Plans.
3. To manage Town owned land in an ecologically sustainable manner that reduces individual ecological footprints, consistent with best practice.
4. To investigate means of land protection other than outright ownership, such as conservation easements, expropriation, land trusts, etc.
5. To improve air quality by protecting, replacing and enhancing the urban forest canopy.
6. To seek out and implement opportunities to reduce Greenhouse Gas emissions arising from the town's operations and facilities.
7. To educate, encourage, empower, and enable the Town's residents, businesses, and institutions to reduce their energy use and environmental impact.
8. To recognize the Town's reliance on the dykes and other barriers as a means of flood protection and to study and monitor flood risk into the future.
9. To acknowledge there will always be residual risk of coastal water levels being above the design event and exceeding the top of the dykes and that future work will be required to manage those risks through mechanisms such as a flood warning system (and/or other measures) where an emergency response plan would be triggered.

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.

See Schedule 7 for a summary of the Flood Risk Mitigation Plan completed to inform this Municipal Planning Strategy.

4.1 Energy Transition

Most of our energy today comes from fossil fuels. Fossil fuels exacerbate climate change and create incidental issues such as social inequity and increasing poverty due to rising costs of gasoline, heating fuel and electricity due to the limited resource of fossil fuels that we rely on. A sustainable and more equitable energy future will include full use of renewable, clean sources of energy, and eliminate needless waste. As a result, energy will be affordable for all people in our community, and secure energy sources will sustain a thriving economy.

IT SHALL BE THE POLICY OF COUNCIL: CA FW P

1. To recognize the linkages between land use planning and the energy required to meet our household and transportation needs.
2. To work toward a future where all residents can better afford energy for their homes, businesses and transportation needs.
3. To prioritize GHG emissions reduction and energy planning in the Town, and recognize that dedicated resources are required.
4. To recognize that the transition towards low-carbon energy sources can aid in issues of wellhead protection, ecological sustainability, and long-term economic growth.
5. To collaborate with regional and federal partners in energy efficiency and climate change mitigation efforts.
6. To enable the development of low-carbon and renewable energy sources in the Land Use By-law (solar, geothermal, district energy, etc), and to be open to innovative proposals from the community.





Council recognizes that the transition towards low-carbon energy sources can aid in issues of wellhead protection, ecological sustainability, and long-term economic growth.

4.2 Development Constraints

Unique landscape features pose specific constraints for development such as wetlands, watercourses and sensitive natural areas. Environmental impacts and change can lead to significant erosion of environmental services, such as disruption of water-systems, lowered air quality, and the destruction of natural habitats. Erosion and change in the natural and built environment increases with unmitigated change in climate, which creates increased frequency of extreme weather events, increased sea levels, and other changes.

Natural areas of the Town of Wolfville vary greatly in slope, watercourses and hydrology, natural habitats, and flood potential. Council recognizes the need to regulate development in environmentally-sensitive areas.

Schedule "B" of the Land Use Bylaw outlines development constraints.

IT SHALL BE THE POLICY OF COUNCIL:

LU CA SE FW P

1. To spatially define and regulate development constraints in the Land Use Bylaw.
2. To require that new developments not adversely affect existing built form by giving particular regard to proper drainage, erosion control and site grading in the Land Use Bylaw.
3. To ensure that no development results in the following located where flooding or development constraints could pose a significant threat to safety of Town of Wolfville residents or environment:
   a. a residential institution such as a hospital, senior citizen home, home for special care, or similar facility; or
   b. a use associated with the warehousing or production of hazardous materials.
4. To identify and designate environmentally sensitive areas including, but not limited to, wetlands, steep slopes, flood risk areas, watercourses and associated ravines where development activity will be restricted or prohibited, as outlined in the Land Use By-law.
5. To require all new developments on or immediately adjacent to environmentally sensitive areas, as outlined in the Land Use Bylaw, conduct environmental studies, by qualified professionals, that show no negative environmental impacts, and may address:
   a. natural drainage systems and watercourses;
   b. flooding;
   c. pollution of soils, water or air;
   d. erosion or sedimentation;
   e. geotechnical report;
   f. stormwater management plan;
   g. drainage;
   h. erosion and sediment control plan.
   i. other studies as listed in the Land Use Bylaw and/or Subdivision Bylaw.
6. To protect view corridors as outlined in the Land Use Bylaw and identified on Schedule B: Development Constraints Map of the Land Use Bylaw.

4.3 Agriculture and Greenbelt

The Annapolis Valley contains some of the best arable land in the province. The preservation of agricultural land in and around the Town of Wolfville provides benefits such as local food production, food security, adjacent wildlife resources, ensuring pastoral view-planes, and preservation of the rural character of the surrounding countryside. Farmland in the Town of Wolfville, as well as farmland east and west of the Town boundary constitute the active agricultural land that benefits Wolfville now and into the future.





IT SHALL BE THE POLICY OF COUNCIL:

FW P CA EP LU

1. To designate as Agriculture (A) areas located on the Dykelands, excluding areas within the Core Commercial or Neighbourhood Designation, on Map 1- The Future Land Use Map.
2. To establish an Agriculture (A) zone in the Land Use Bylaw, as shown on Schedule A: Land Use Zoning Map of the Land Use Bylaw where only Agricultural uses shall be permitted.
3. To discourage the re-zoning of land within the Agriculture Designation, except in areas identified on the Future Land Use Map, subject to approvals of the relevant Marshbody pursuant to the Agricultural Marshland Conservation Act.
4. To encourage co-operation with the Municipality of the County of Kings in the protection and preservation of agricultural land in the areas adjacent to the Town boundary.
5. To regulate uses permitted in Agriculture (A) zone areas, as per the Land Use Bylaw.
6. To encourage and support the development of community gardens and other innovative agricultural activities, within the agriculture zone.
7. To encourage and support stewardship efforts that seek to educate the public about the history and ownership of the dykelands and the challenges faced by those practicing agricultural activities in an urban landscape.
8. To encourage and support conservation partnerships involving government, institutions, business, conservation organizations, landowners and individuals in the preservation and protection of agricultural land and/or significant wetlands.
9. To encourage the reduction of chemical fertilizers and pesticides on all agricultural lands and ensure that land owners follow a nutrient management plan in accordance with the Nova Scotia Department of Agriculture current “Best Practice” and/or Guidelines.

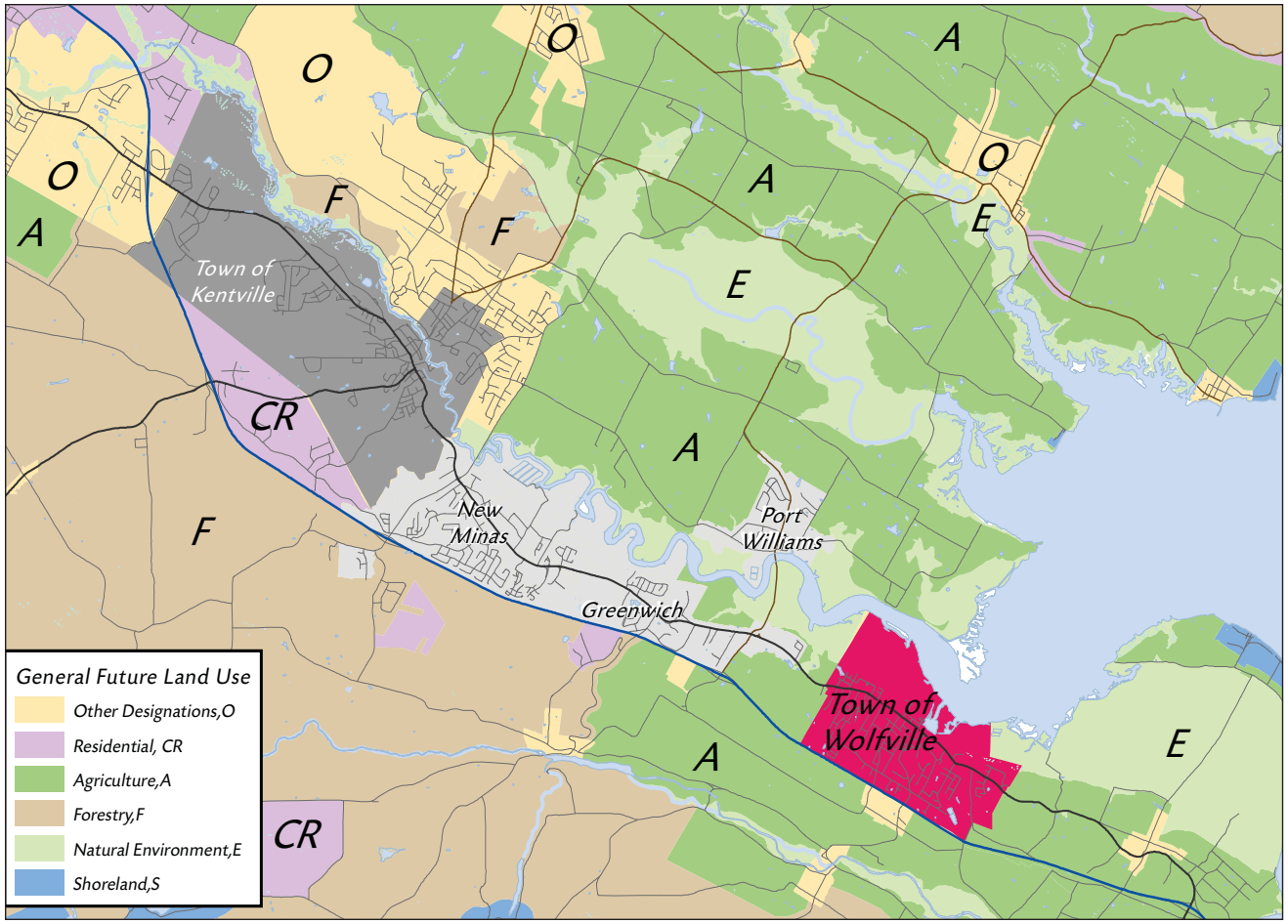


Figure 4.1—Excerpt of Kings County Generalized Future Land Use surrounding Wolfville

4.4 Food Systems

Food is a basic human need and one that shapes the Town of Wolfville in many ways. Council recognizes that access to nutritious, affordable food is critical to the health and well-being of all citizens. Markets, restaurants and cafés animate our community and bring people together. Farms in and around town provide fresh, local food and contribute to our sense of place. Our food systems have major impacts on transportation patterns, employment, the environment, and waste management – locally, regionally, and worldwide.





IT SHALL BE THE POLICY OF COUNCIL:

FW CA LU P SE EP

1. To work towards enhanced food security:
   a. At the individual level, ensuring that all citizens have access to healthy, affordable food;
   b. At the community level, ensuring the resilience of local food system infrastructure; and
   c. Without undermining the needs and boundaries of ecological and social systems.
2. To support efforts to increase food literacy and the adoption of healthy, sustainable diets.
3. To support the production and consumption of local food.
4. To work to reduce food waste and its impact.
5. To support a diverse, healthy, and vibrant food culture.
6. To develop a Wolfville Food Policy that captures and operationalizes all of these principles.

PART 5

MOBILITY



5.0 Providing for Mobility Options

Transportation systems include the needs of drivers, cyclists, pedestrians and transit users. These needs include transportation infrastructure (walking paths, car lanes, and bicycle lanes) and how to transition transportation choices towards less fossil fuel reliance, regardless of ability, age or income.

Pedestrian and bike friendly streets, accessible and efficient transit as well as innovative car share programs are envisioned for the future of Wolfville. It should be possible for anyone to live comfortably in Wolfville and beyond without owning a private automobile. This Municipal Planning Strategy includes sustainable transportation policies that support and encourage that vision.

IT SHALL BE THE POLICY OF COUNCIL:

FW P CA LU SE EP

1. To build cost-effective infrastructure that increases participation in active transportation and discourages reliance on fossil fuel vehicles in the Town of Wolfville.
2. To support sustainable transportation, reduce our reliance on fossil fuels, and promote health by striving to prioritize infrastructure development, in the following order of infrastructure;
   - 2.1. active transportation (walking, biking)
   - 2.2. public transportation options
   - 2.3. other shared mobility options
   - 2.4. private electric vehicles
   - 2.5. private fossil-fuel vehicles
3. To establish and maintain an active transportation network of bike lanes, sidewalks, trails and paths throughout the Town of Wolfville, as outlined on Schedule 3: Future Parks and Trails Map, dedicated to connecting existing services and parks with areas of residential dwellings.
4. To adopt Schedule 2: Future Streets Map and Schedule 3: Future Parks and Trails Map as part of the Municipal Planning Strategy and use this map as a guide in the approval of transportation networks in future developments.
5. To require developers to construct active transportation paths, and streets, within new subdivisions aligned with Schedules 2 and 3.
6. To require bicycle parking at new multi-unit buildings and at Harvest Moon Trail access points.
7. To collaborate with residents and stakeholders towards a cost-efficient and useful public transit service dedicated to connecting existing compact residential areas, services and parks with each other and other regions.



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.

Council recognizes that demand for specific transportation options is significantly reduced where there is little or no infrastructure to support it, and that providing infrastructure for specific transportation options induces demand for said option.

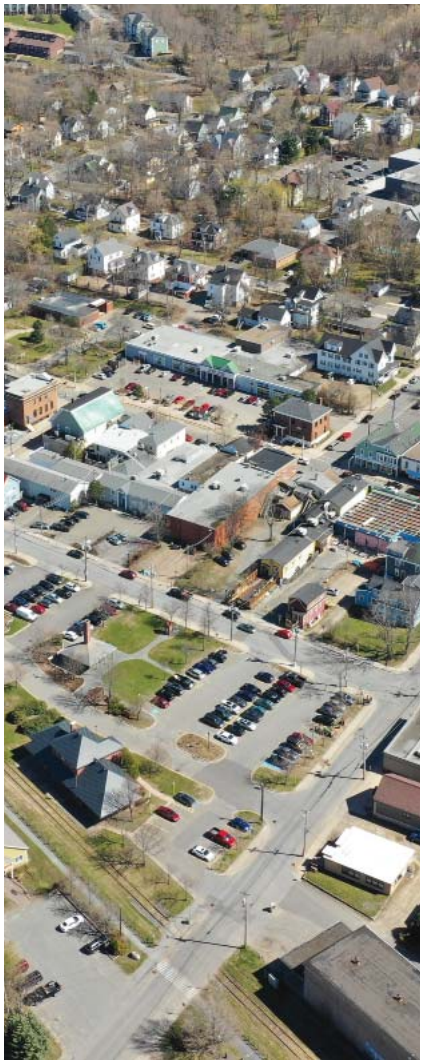
Schedules 2 and 3 of this plan show future streets and other mobility paths.

5.1 Streets

It is recognized that in any transportation network each road provides a certain level of service to local and regional traffic and pedestrians. Road classifications allow the Town to dictate the inclusion of pedestrian and cycling infrastructure as well as on-street parking and landscaping provisions within the municipal right-of way. This also helps plan maintenance and ensure efficient transportation service is provided.

The Town has adopted a three-tiered roadway system of shared street, collector street and local streets for public right of ways and identifies specific policies for private laneways.

Schedule 2: Future Streets Map of the Municipal Planning Strategy indicates the location of future street development and the hierarchy of the existing road network to ensure an integrated long-term street development pattern. Council also seeks to reduce the dominance of the automobile within Town environs and promote public transit and active modes of transportation as viable alternatives.



IT SHALL BE A POLICY OF COUNCIL:

FW CA LU P SE

1. To adopt Schedule 2: Future Streets Map as part of the Municipal Planning Strategy, and use this map as a tool in supporting Schedule 3: Future Parks and Trails Map, in the approval of transportation networks in future developments.
2. To recognize that streets, including sidewalks, must accommodate a variety of transportation options and strive to prioritize in the following order:
   a. active transportation (walking, biking)
   b. public transportation options
   c. other mobility options
   d. private electric vehicles
   e. private fossil-fuel base vehicles
3. To require all new streets and street-extensions to be constructed to standards set out in the Subdivision Bylaw and/or servicing agreement, which shall require:
   a. consideration of one or more sidewalks or active transportation paths on all current and future roads in the Town of Wolfville, such as multi-use trails, bike lanes, or shared streets.
   b. proper road connections and alignments developed and maintained as outlined by the Province of Nova Scotia, including the Department of Transportation.
4. To enable traffic calming measures as outlined in a Traffic Calming Policy to support the quiet and safe enjoyment of neighbourhoods
5. To establish a street hierarchy, as shown on Schedule 2: Future Streets Map, to guide future street improvements, by establishing a set of street cross sections to correspond with each Street Classification. Each classification will have its own distinct design elements based on a complete streets model, and form part of the overarching transportation network. The Street Hierarchy for the street network throughout the Town of Wolfville is as follows:
   a. Shared Streets
   b. Local Streets
   c. Collector Streets
   d. Future Streets

6. To designate as **Future Streets** all areas designated for future road development, including access easements, as shown on Schedule 2: Future Streets Map. These streets are anticipated to become local roads, unless otherwise specified.
7. To designate as **Shared Streets**, roads within the Core Area as shown on Schedule 2: Future Streets Map. These streets are characterized as areas of diverse mobility modes, which include high rates of active transportation and automobile movement that results in lower overall speeds, which enable sidewalks and streets as spaces for diverse activities which include gathering areas, outdoor patios, parklets (parking-space parks), eating and greeting areas.
8. To consider **Shared Streets** for improvements to accommodate:
   a. wider sidewalks;
   b. on-street parking;
   c. parklets or café extensions;
   d. Town of Wolfville's active transportation network through shared bicycle and vehicle lanes; and
   e. improving the multi-use nature of shared streets, through street furniture, public art, and streetscaping.
9. To use the Core Area Design Guidelines 'Streetscape' sections to inform improvements to streets in the Core Area.
10. To designate as **Collector Streets** the main commuter routes in and around Wolfville, as shown on Schedule 2: Future Streets Map. These include areas of Main Street, Highland Ave, Gaspereau Ave, and Maple Ave outside of the Core Area. Collector Streets function as regional connectors, providing access to the town from other areas of the county. These roads are generally wider than the standard local road right-of-way, and have sidewalks or active transportation paths on both sides to encourage active transportation.
11. To consider **Collector Streets** for improvements to accommodate:
    a. transit;
    b. higher traffic volumes and higher intensity land uses;
    c. one or more dedicated active transportation paths, such as bike lanes, sidewalks, or multi-use paved paths;
    d. intersections which are further apart;
    e. limited private access; and
    f. limited on-street parking.
12. To designate as **Local Streets** all roads that link to a shared street or collector road, as shown on Schedule 2: Future Streets Map. These streets have the lowest traffic volumes and generally have sidewalks on one side. Their primary purpose is to provide active transportation and vehicle access from predominantly residential areas.
13. To consider **Local Streets** for improvements to accommodate:
    a. shared lanes of automobile and bicycle uses;
    b. low vehicular traffic;
    c. limited commercial;
    d. road widths of less than 15 metres;
    e. limited or no transit service; and
    f. on-street parking.



CORE CONCEPT - STREET EXAMPLES

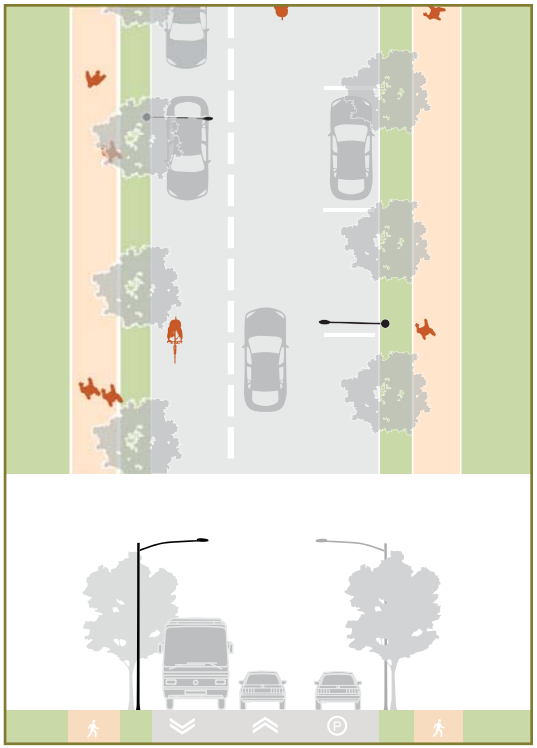


Figure 5.1—Local Street example

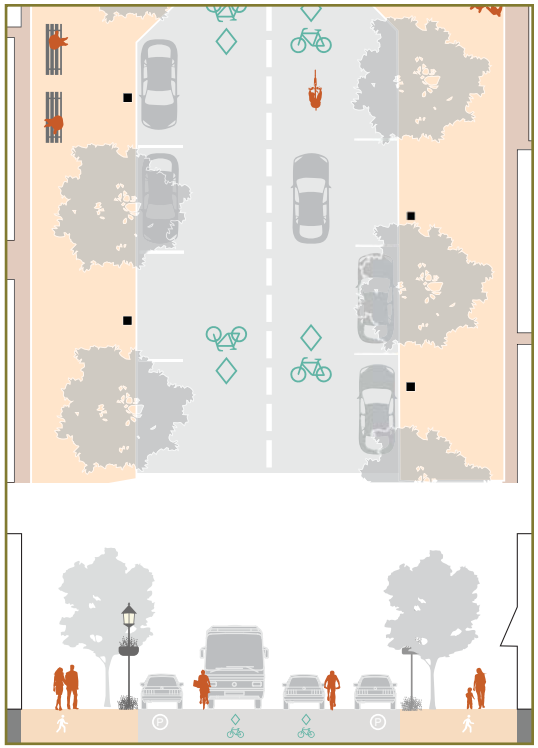


Figure 5.2—Main Street example

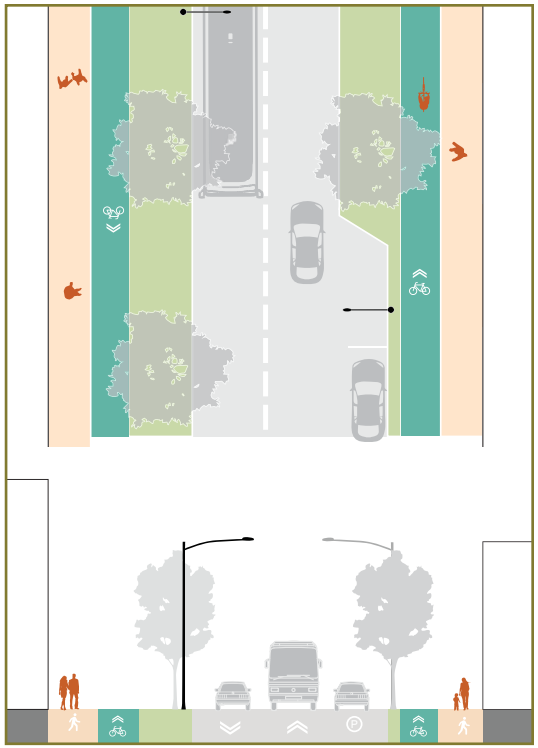


Figure 5.3—Collector Street example

5.2 Parking and Loading

While private automobiles of all types remain the most chosen option to move people, the Town of Wolfville must rely on effective and accessible parking infrastructure to accommodate the needs of people shopping, living and working downtown.

This need must be clearly managed as increasing supply of any good will also increase demand – the more parking that is created, the more parking will be demanded. As the Town of Wolfville transitions to a less fossil fuel reliant future, Council wishes to support a more walkable community through the creation of infrastructure dedicated to walking and biking while managing parking appropriately.

Increased municipal-infrastructure for managing walking, biking and parking can be enhanced with cash-in-lieu of parking dedicated to municipally-owned parking and infrastructure at locations intended to support multi-modal transportation options.





Figure 5.4—Relationship between walkability and parking

IT SHALL BE THE POLICY OF COUNCIL: CA LU FW P

1. To establish minimum off-street automobile parking requirements for all development permitted as-of-right, in accordance with the Land Use Bylaw.
2. To establish minimum off-street bicycle parking requirements for commercial, mixed-use, institutional and multi-unit residential development permitted as-of-right, in accordance with the Land Use Bylaw.
3. To ensure that all developments permitted by site plan approval and development agreement include provisions for adequate automobile and bicycle parking to serve the development, as outlined in the Land Use Bylaw.
4. To establish design standards and other parking regulation for all development in accordance with the Land Use Bylaw.
5. To establish minimum off-street loading requirements for certain uses in accordance with the Land Use Bylaw.
6. To consider in certain zoning categories a cash-in-lieu of parking requirement for development proposals by site plan approval or development agreement, as outlined in the Land Use Bylaw.
7. To establish a parking reserve fund for the maintenance or improvement of existing public parking lots, the construction new public parking lots, or other Active Transportation and parking improvements.
8. To encourage alternatives to impermeable surfaces on parking areas.
9. To permit temporary parking uses associated with a construction site, special occasion or a holiday, as established in the Land Use Bylaw.
10. To acknowledge that the Town will continue to play a key role in owning, managing, and maintaining public parking in the Core Area.
11. To consider the implementation of paid parking to ease demand in certain areas of the Core Area and/or to pay for other public services such as transit or active transportation infrastructure.



PARKING.

IT'S ALL ABOUT SPACE

There are often trade-offs between the amount of **available parking**, the **cost of homes and businesses**, and the **ability to walk** to destinations in your neighbourhood.



PART 6

PARKS and OPEN SPACES

6.0 Recreation and Quality of Life

Public open space is important to the physical, social, cultural and ecological fabric of the community. The Town of Wolfville has a total of 28 existing parks and open spaces in 30 hectares (75 acres) of Town-owned, or leased, land developed or dedicated to park or open space purposes (5% of total land in Wolfville). Acadia University and the Rotary Club of Wolfville also provide park and open space lands in Town.

The availability of parks and open space areas that provide opportunities for leisure activity is regarded by Council as necessary for the health and well-being of residents of the Town, and Council will continue to play a key role in providing space and facilities where the need is identified, and as financial circumstances dictate.

IT SHALL BE THE POLICY OF COUNCIL: FW P LU

1. Identify current and future parks and open space areas on Schedule 3: Future Parks and Trails Map.
2. Permit the development and use of land in all zones for park, playground and open space uses.
3. Recognize the established park types/classifications in line with the Town's Parks and Open Space Master Plan (2012) as outlined in Schedule 6: Park and Open Space Classifications, which include: Neighbourhood Park; Community Park; Active Sports Park; Linear Park; and Priority Park and use this as a guide to determine future parkland needs.
4. Encourage maximum use and enjoyment of these resources by community residents by ensuring park spaces are planned and provide opportunities for multiple activities, i.e. picnicking, play structures, passive play areas, and active play areas.
5. Develop all parks in accordance with a concept plan, developed by a licensed Landscape Architect or other qualified professional, which clearly indicates appropriate uses, functional areas of the park, natural and environmentally sensitive areas, and relationships among park activity areas.
6. Employ accepted design principles, as warranted, to guide the layout of the park and the provision of park equipment, such as CSA standards for playgrounds, Rick Hansen Accessibility Standards, and Crime Prevention Through Environmental Design (CPTED) guidelines. Park proposals will be evaluated with respect to their contribution to other approved municipal planning documents (e.g. Physical Activity Strategy).
7. To recognize that the current supply of parks and open space areas is adequate. Additional open space therefore will only be assembled if the property in question has unique economic, environmental, heritage, connectivity or cultural significance. The Town will be guided for new parkland as generally identified on Schedule 3: Future Parks and Trails Map as future park.
8. Within Lands zoned Comprehensive Development District (CDD), additional open space shown on Schedule 3: Future Parks and Trails Map is conceptual in nature and would be subject to a secondary planning study.
9. If areas are identified as having unique environmental, heritage, or cultural significance, Council shall explore options to protect the land through mechanisms other than land acquisition, which may include, but is not limited to, a long term lease, conservation easement or other legal means, including expropriation.
10. To facilitate and maintain two well-equipped neighbourhood parks, one in the east and one in the west, at a location that will allow most residents to reach

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.

a park with informal, active recreational opportunities within 500-600 m.

11. To require the regular review of the Parks and Open Space Master Plan and/or the Parks and Open Space Policies of the MPS.
12. To work in cooperation with Acadia University and other government bodies in the provision of recreation and cultural opportunities for Town residents.
13. That Public Engagement shall take place during Parks and Open Space planning and redevelopment efforts, as per the Town's Public Engagement Policy.



Core Concept

Goals of Recreation Nova Scotia:

Active Living—To foster active, healthy living through recreation.

Inclusion and Access—To Increase inclusion and access to recreation for populations that face constraints to participation.

Connecting People and Nature—To help people connect to nature through recreation.

Supportive Environments—To ensure the provision of supportive physical and social environments that encourage participation in recreation and build strong, caring communities.

Recreation Capacity—To ensure the continued growth and sustainability of the recreation field.

6.1 Parkland Dedication

Ensuring the provision of future public open space is enabled by the Municipal Government Act and embodied in Municipal Planning Strategy policy and the Town's Subdivision Bylaw. The Subdivision Bylaw requires that every developer of new lots contribute either useable land or a cash-in-lieu equivalent to 10% of the area/value of land shown on the final plan of subdivision exclusive of streets, roads, walkways and the residue of land owned by the sub-divider.





IT SHALL BE THE POLICY OF COUNCIL:

FW P LU

1. To require the provision of parkland with all new lot creation in accordance with the provisions under Section 271 (13h) of the Municipal Government Act, and as described in the Subdivision Bylaw.
2. To require developers to dedicate useable land (in the amount of 10% of the area of the lots to be approved on a final plan of subdivision) or cash in lieu of such land, for recreation purposes when subdividing land.
   a. Any lands not generally identified on Schedule 3: Future Parks and Trails Map may not be accepted unless the property in question has unique economic, environmental, heritage, connectivity or cultural significance.
3. That notwithstanding Policy 6.1(2), new lots created in the Core Area (Core Commercial or Core Neighbourhood Designation) shall not be subject to open space requirements or cash-in-lieu provisions.
4. To require developers to provide space for leisure or recreation facilities in association with new multi-unit residential developments with more than 4 dwelling units as per Land Use Bylaw.
5. To require that any land transfer for future public use as a trail, park or playground must:
   a. Be useable land, or equivalent value, and be identified on Schedule 3: Future Parks and Trails Map; or
   b. In the view of Council, have demonstrated cultural, environmental, connectivity, or historical value; or
   c. If the land being subdivided has frontage on a public amenity must maintain public access.
6. To adopt the following as a guide for parkland dedication processes in Secondary Planning and CDD areas:
   a. To the greatest extent possible, parks will be fully developed at time of transfer to the Town and provide opportunities for multiple activities, at the sole cost of the developer.
   b. Parks and open space areas will be developed and maintained in a manner that is safe for all users and protects the interests of the Town.
   c. New parks must be within the financial capacity of the Town to operate and maintain.
   d. All parks will be developed in accordance with a concept plan by a qualified professional which indicates the functional areas of the park, natural and environmentally sensitive areas, and relationships among park activities.
   e. All parks will be guided by the Town's Accessibility Plan, CPTED principles, other municipal documents and strategies and CSA standards for equipment.
   f. To the extent possible, trails, sidewalks and paths will link parkland and open spaces to promote healthy living, encourage tourism and protect significant natural features.
   g. Some form of public engagement will be carried out as part of Secondary Planning and CDD processes.

6.2 Park and Open Space Classifications

Parks include both neighbourhood parks, community parks and other typologies described in Schedule 6: Park Classification Systems. They are public spaces which serve their immediate neighbourhood, provide for general community needs and can be venues for a wide range of activities and interests, such as sports. Other areas for socializing, walking, exercising, or gardening are also appropriate. These parks accommodate a range of interests at the neighbourhood or community level.

IT SHALL BE THE POLICY OF COUNCIL:

LU CA SE FW

1. To zone all Parks and Open Space (e.g. Neighbourhood Parks, Community Parks, etc) as "Parks and Open Space (P-1)" and permit uses in the Land Use Bylaw, including but not limited to:
   a. Parks and playgrounds, including associated facilities;
   b. Interpretation centres;
   c. Pavilions and band stands;
   d. Museums;
   e. Community gardens;
   f. Occasional, incidental, temporary outdoor or indoor markets, bake sales, flea markets and vegetable and produce markets, with appropriate permissions, licensing, and permits;
   g. Special open areas;
   h. Linear parks; and
   i. Non-recreational open spaces
2. To locate Neighbourhood Parks within a 500-600 metre walking distance of residential areas with safe pedestrian access.
3. Uses permitted in the P-1 zones will vary and the zone standards will be flexible to reflect that these park types can have irregular shapes and may have limited opportunity for road frontages.
4. To consider the completion of a masterplan prior to undertaking any long-term new or re-development of Parks and Open Space, which demonstrates:
   a. Multiple opportunities for the public to access the site, particularly for linear parks.
   b. Passive shaded areas and amenities for passive activities (benches, picnic tables).
   c. Where there are environmental constraints, the plan should consider how to mitigate the impacts of people on the landscape and ecosystem.
   d. Access from major roadways and connection to trail systems and other parts of the open space system where possible.
   e. Integration and use of CPTED principles, Rick Hansen Accessibility Standards and other relevant guidelines in the design of the spaces.



6.3 University Open Space

Significant open green-space areas within the Town of Wolfville are owned and managed by Acadia University. These open space or park amenity areas are accessible to the public and contribute to the quality of life to residents of Wolfville and the region – at times attracting thousands of visitors to the Town of Wolfville for local, regional and national events.

IT SHALL BE THE POLICY OF COUNCIL: P FW LU

1. To create a zone "Parks and Open Space - University" (P-2) within the Land Use Bylaw.
2. To work with Acadia, through a partnership agreement (memorandum of understanding), to ensure public benefit of these lands.
3. To permit uses as outlined in the Land Use Bylaw, which may include uses accessory to University functions or park functions.

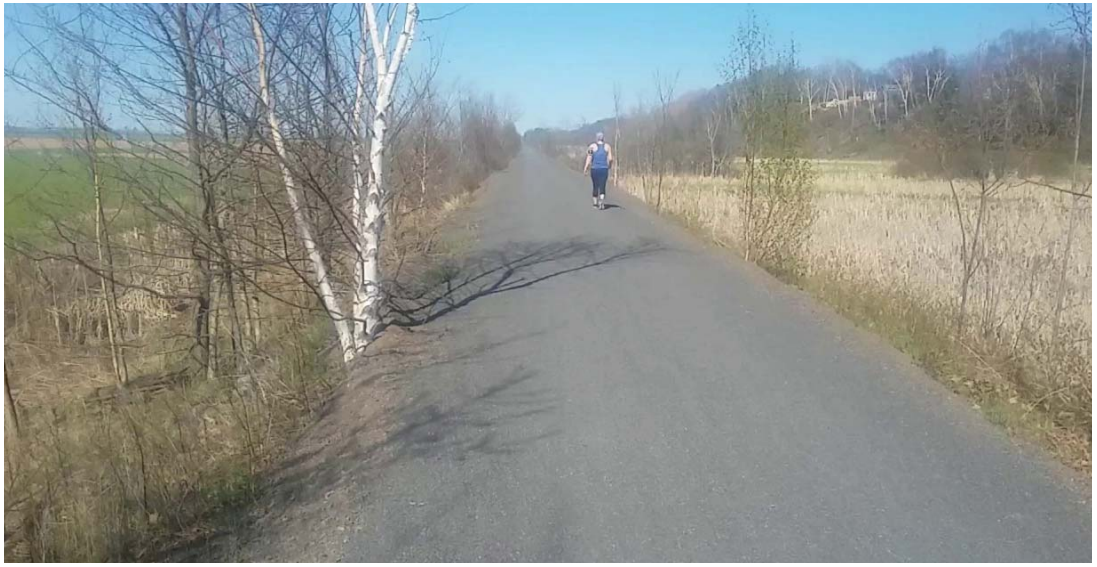


6.4 Active Transportation Corridor

Wolfville's active transportation corridor is made up of the former rail-lands which informed the development of Wolfville for many generations. With the end of traditional rail, this private land leased from a rail-holdings company has the potential for active transportation, small scale development, flood-protections in the core area and more. These lands increase the land available for a wide variety of uses. Developments within these lands shall be carefully considered.

IT SHALL BE THE POLICY OF COUNCIL: CA FW LU

1. To create a zone "Active Transportation Corridor" (AT) within the Land Use Bylaw.
2. To permit uses as outlined in the Land Use Bylaw, which may include but are not limited to Active Transportation Uses, including walking trails and bicycle facilities.
3. To permit new buildings by development agreement, on portions of the Active Transportation Corridor, as outlined in the Land Use Bylaw.
   a. All Development Proposals located in the AT zone shall use the Comprehensive Development District's Sustainability Checklist as a guide to evaluating proposals
   b. All proposals shall provide an uninterrupted Active Transportation Corridor of a minimum width, defined by Council.
      i. If Development is completed along this corridor, rezoning of the Developed Land will be required while the Active Transportation portion will maintain the AT zoning.
4. To define, in the Land Use Bylaw, the specific areas of the Active Transportation zone where a Development proposal may be considered.
5. To recognize that any Development proposal being considered in the Active Transportation zone will require detailed studies to determine impacts on the community and shall be required during any consideration of a development proposal on these lands.
6. To recognize and permit subdivision and consolidation of portions of the AT zone if a minimum width is maintained.



PART 7

MUNICIPAL ASSETS and SERVICES



7.0 Sustainable Service Delivery

Council recognizes that our Municipal Assets and Public Services are the foundation that enables the Town to thrive; however, like all Canadian municipalities, Council realizes we will face significant social, economic and environmental challenges that will affect the Town's ability to manage assets and deliver services sustainability over the long term. The way the Town invests in infrastructure assets, including natural assets, will have a significant impact on whether we move toward becoming a more sustainable and resilient community. Because of this, Council is committed to better integrating Land Use Planning and Asset Management, starting with the policies of this plan and focusing on improvements over time.

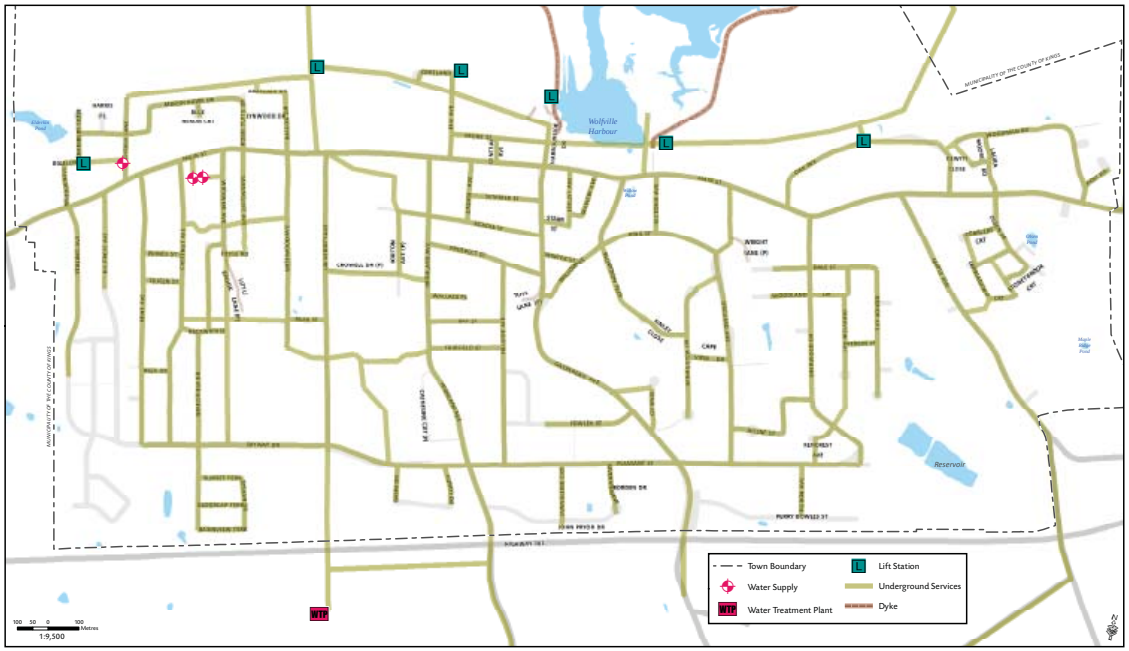


Figure 7.1—Town Asset and Public Service overview map

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.

In 2017-2018 R.V. Anderson Associates Ltd. was contracted to prepare an Asset Management Plan (AMP) for the Town. The objective was to establish an initial AMP that provides the information necessary for staff to ensure Town infrastructure is safe, sustainable and addresses the needs of the residents and businesses of Wolfville.

The Town will continuously improve and refine its asset data and management plan over time. Doing so will allow the Town to be a local leader in asset management and serve as an example for municipalities in Nova Scotia and Eastern Canada. Policies of this section look to improve the asset management plan and implementation over time while also providing information and policy on Public Services.

IT SHALL BE THE POLICY OF COUNCIL: FW EP CA LU

1. To adopt and apply recognized asset management practices in support of delivering services.
2. To consider Asset Management and the Town's infrastructure deficit when considering development proposals where new infrastructure is proposed.
3. To consider the policies of the Municipal Planning Strategy and other Town plans when making decisions on Municipal Building Assets.
4. To recognize the value of Natural Assets in the overall management of Town infrastructure (e.g. dykelands as Flood control, watercourses as stormwater management, our drinking water from wells as a groundwater source, etc).
5. To recognize the significant challenges that unmitigated Climate Change could impose on Municipal Assets and how taking action on Climate Change (mitigation and adaption) is linked to Asset Management and the Town's long-term sustainability.



CORE CONCEPT – ASSET MANAGEMENT

Asset management enables local governments to strategically plan for community sustainability and resilience by:

- Proactively managing assets throughout their life cycle to deliver services sustainably to the community now and into the future.
- Prioritizing infrastructure decisions that balance costs, risks and services.
- Delivering services more efficiently and effectively.
- Ensuring long-term affordability of services.
- Meeting sustainability targets.
- Effectively working toward meeting targets for greenhouse gas emissions reduction üIntegrating natural and built environments.
- Reducing deficits and debt.
- Attracting business and investment.

(from FCM's "Building Sustainable and Resilient Communities with Asset Management")

7.1 Water Supply

A safe and reliable water supply is essential to public health and community stability. Water is the foundation of a viable social and economic community structure. In fact, the abundance and quality of a community's water supply is a definitive indicator of sustainable development. Council wishes to help protect this vital resource and the public investment in the central water supply and distribution services owned and operated by The Town of Wolfville. The Town has ensured the continued availability of the historic watershed lands, in perpetuity, which are protected by a conservation easement between the Nova Scotia Nature Trust and the Town. Wolfville's current water supply consists of two wells constructed in the surficial sand and gravel glacial deposits in the area of West Main Street. The groundwater from these two wells is abundant in supply and of good quality. Protection of the well head areas and controls on the types of land use that occur in close proximity to these well heads is provided in this Municipal Planning Strategy and the Land Use Bylaw. The Town's Source Water Protection Plan has been integrated into this document and is the first step in better managing and protecting this vital resource.

The water utility is a separate corporation from the Town and is funded through water rates. There are approximately 41 kilometres of water distribution lines throughout Town that supply potable water daily to residents and customers. Water that originates in the aquifer is pumped to a 12 million litre concrete storage reservoir located just beyond Town boundaries on the Ridge Road. It is then fed by gravity to the water distribution lines throughout Town. In order to ensure that the water supply is safe and potable it must meet rigorous standards and guidelines. The water treatment facility uses chlorination to ensure that the water is safe from bacterial contamination. Regular testing and monitoring occur in order to ensure that Wolfville's drinking water meets or exceeds the required government standards with respect to water quality.



IT SHALL BE THE POLICY OF COUNCIL: LU CA FW

1. To identify areas in proximity of the wellheads as development constraint areas and restrict land use activities in these areas in the Land Use Bylaw;
2. To require a developer to design and install water distribution lines in accordance with appropriate municipal standards as provided for in the Subdivision Bylaw and/or servicing agreement;
3. To recognize the role of the Source Water Protection Advisory Committee in advising on the management and protection of the Town's water source.
4. To monitor risks and future needs of the Town's water supply.

7.2 Sewer Collection and Treatment

One of the foremost environmental considerations of any community is how waste is managed. All areas of the Town are serviced by a sanitary sewage collection system. All sanitary sewage is collected by a piped system which collects the sewage and directs it, via a pumping station, to a treatment plant on the eastern boundary of the Town on the Dykelands.

This plant is an aerated lagoon system, which is a common system for the Annapolis Valley, and has been in operation since 1978. The treated effluent is discharged to the Minas Basin. In 2019, the Town is beginning a substantial Capital upgrade to the sewer treatment plant that will increase capacity for future growth and development of the Town.

IT SHALL BE THE POLICY OF COUNCIL:

LU CA FW

1. To provide efficient and responsive sanitary collection and treatment programs for the Town.
2. To require a developer to install sanitary sewers within a development, at the Developer's cost, and that the sewers are connected to the Town's sanitary sewer system.
3. To require all of the sanitary sewer system to be designed and constructed to meet the standards set out in the Subdivision By-law, sewer By-law or service agreement.



7.3 Stormwater Management

Wolfville is located on the north slope of the Wolfville Ridge. All rainfall within the Town has historically been directed north down this slope to the Cornwallis River via a series of small brooks or natural watercourses. As the Town has developed, this basic pattern has not changed, however a system of piped and daylighted storm sewers now directs drainage from the developed areas to these watercourses.

Upgrading of storm sewer system has been ongoing, in conjunction with other infrastructure, on a strategic basis. Although the piped storm sewer collection system is for the most part separate from the sanitary sewer collection system, there are some instances where storm water is discharged to the sanitary sewer. This results in an unnecessary load on the sewage treatment plant and wasted energy. These connections should be removed as part of a regular maintenance and upgrading program.

Council also recognizes the need to implement new stormwater management policies which provide clear direction on the development of individual properties in order to help minimize the impact that development can have on the Town's stormwater drainage system. Council therefore is interested in exploring small-scale stormwater management measures through the Town's Land Use Bylaw. Low Impact Development approaches - particularly those that are aimed at maximizing stormwater retention and infiltration - will form an integral part of any future watershed management plan between the Town and the County.



IT SHALL BE THE POLICY OF COUNCIL: CA LU

1. To provide efficient and responsive stormwater management programs for the town.
2. To look to increase biodiversity and natural capital when considering stormwater management solutions (e.g. vegetative cover, wetlands, ponds with biological or social value).
3. To require a developer to install stormwater management at the developer's cost, within a development and negotiate the costs of providing sanitary sewers, and storm sewers, outside the development sufficient to connect to the town's sanitary sewer system.
4. To require all of the sanitary sewer and storm sewer system to be designed and constructed to meet the standards set out in the Subdivision Bylaw, servicing agreement and that they meet or exceed all legislative requirements with respect to protection of the natural environment and habitat protection.
5. To continue a program of removing storm sewer discharges to the sanitary sewer system.
6. To utilize natural water courses, where appropriate, for conveyance of storm water run-off from serviced areas, subject to statutory provisions for utilization and alteration of watercourses. In so doing, Council will ensure that appropriate planning, design, and engineering techniques are employed to minimize any impact that alteration of the natural water flow may have.

7. To develop a stormwater management plan and standards which have regard for the anticipated impacts of climate change. They may include quantitative, performance standards for:
   a. sediment concentrations (total suspended solids);
   b. chemical concentrations, such as phosphorous or nitrogen;
   c. peak flow rates and total stormwater volumes.
   d. storm water management education program.
8. To develop and maintain Stormwater Management Design Guidelines for the Town.
9. To encourage development that either maintains, enhances or, if not technically feasible, minimizes impact to the pre-development hydrologic regime through innovative site design and engineering techniques aimed at infiltrating, filtering, evaporating, harvesting and retaining runoff, as well as mitigating pollution.
10. To adopt performance standards for each land use zone that specifies a maximum percentage for impervious surface in the Land Use Bylaw. Development that exceeds the maximum percentage of impervious surface will be permitted, up to a specified limit, where development implements on-site stormwater retention and maximizes infiltration by incorporating design elements as described in the Town's Stormwater Management Design Guidelines, such as:
    a. permeable pavement;
    b. infiltration trenches/chambers and bio-retention;
    c. rainwater harvesting systems in building design;
    d. green roofs; and
    e. roof drains directed to permeable areas with stormwater infiltration measures in place.
11. To encourage the use of existing natural drainage systems and the integration of stormwater management infrastructure into the context of the surrounding land uses.
12. Where requested by the Town Engineer, require that a grading and stormwater drainage plan be submitted as part of any new multiple lot subdivision or development.
13. To enable stormwater treatment facilities to be located on municipal lands.

7.4 Service and Utility Use

Service and utility uses differ from other uses in that they provide the infrastructure for all other development. The majority of these uses use rights-of-way which must cross zone boundaries. Sometimes these same uses often have offices, facilities and supply or storage structures.

IT SHALL BE THE POLICY OF COUNCIL: CA LU

1. To permit service and utility linear facilities throughout the Town.
2. To permit service and utility facilities, other than rights-of-way but including storage, sewage treatment facilities, water treatment facilities, water reservoirs, etc. only in accordance with the Land Use Bylaw.
3. Where financially sustainable, shall maintain, improve, and expand municipal service facilities and programs.



7.5 Servicing Beyond Our Borders

There is merit to provide municipal services (e.g. water, sewer) outside Wolfville's borders when linked to health and safety issues or to stimulate economic development opportunities. Services must be extended in a considered manner to avoid development that is not in the best interest of Wolfville and the broader region. Service extensions must also be done in cooperation with our neighbouring municipal unit.

IT SHALL BE THE INTENTION OF COUNCIL: LU P

1. To develop a service extension policy for the Town.
2. To consider service requests outside the Town boundary on a case-by-case basis until a service extension policy is developed.



7.6 Solid Waste

The Town is a partner with other Municipalities in the Annapolis Valley in the Valley Solid Waste Management Authority. This Authority has established a world class solid waste collection and disposal system which has seen a reduction in the amount of waste going to landfills. All recyclable and compostable materials are collected and used as resources and hazardous waste can be dropped off at local management centres for appropriate disposal. The Town is proud to be a partner in this initiative and will continue to support the sound environmental waste management practices of this Authority.

IT SHALL BE THE POLICY OF COUNCIL: CA P FW

1. To continue to support the economically efficient and environmentally responsible management of solid waste.



7.7 Police, Fire Protection, and Regional Emergency Management

Twenty-four hour police protection is currently provided to the Town by the Royal Canadian Mounted Police (RCMP). Police protection is recognized by Council as an essential service and Council is committed to providing the best possible and most cost-effective police protection for the Town.

In 1890 Wolfville took steps to organize a fire service known as the Wolfville Fire and Protection Commission. In the 1940's this service was reorganized and re-named the Wolfville Volunteer Fire Department. The Wolfville Volunteer Fire Department is a member of the Valley Mutual Aid Association through which all fire departments in the Valley region have made provision for reciprocal firefighter and equipment assistance.

As with police protection, Council acknowledges that fire protection is an essential service. Council will continue to support the Wolfville Volunteer Fire Department in its efforts to provide fire protection to properties within the Town, while giving the department the authority that will enable it to function as a self-regulating group.

Council recognizes that fire prevention is an important component of a comprehensive fire protection program. As required by section 19 of the Fire Safety Act 2003, the Town employs a Fire Inspector who is responsible for identifying potential fire hazards and for informing property owners of appropriate fire prevention techniques.

IT SHALL BE THE POLICY OF COUNCIL: P FW

1. To continue to support effective police, fire, and emergency services for the Town.



PART 8

NEIGHBOURHOODS



8.0 Where We Find Ourselves

Wolfville is in the midst of a new phase of growth. Local residents, students, seasonal visitors and businesses aim to grow a stronger Wolfville together.

To better grow together, the neighbourhood designation and general policies are rooted in four subsections or Neighbourhood Focus Areas: Housing Choicea and Affordability; Land Use Compatibility and Placemaking; Sustainable and Resilient Development; and Neighbourhood Entrepreneurship. These subsections directly support our Community Priorities and contain policies that shape the development pattern of our neighbourhood areas (shown below).

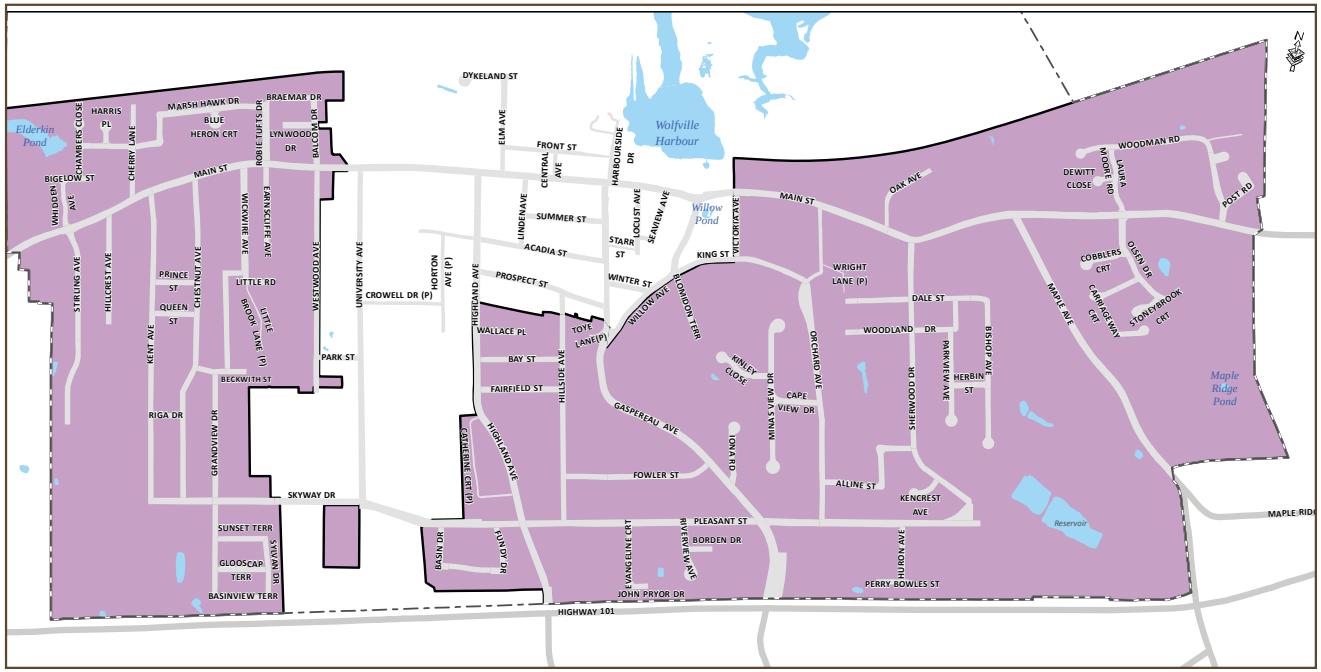


Figure 8.1—Neighbourhood Designation

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.

8.1 Neighbourhood Residential Designation

The Neighbourhood area designation primarily represents the Town's residential neighbourhoods which also contain a number of other uses such as home occupations, parks and open space, home based businesses, local convenience (commercial) stores and Institutional uses such as cemeteries and small scale community buildings.

Population growth and additional development are important for the long-term viability of the Town yet Council recognizes that growth must be managed and considered appropriately. The policies contained in this Municipal Planning Strategy provide Council with tools to achieve a balanced approach to development that enhances and complements the existing quality of life with infill development and intensification of dwellings to improve community harmony, housing choice and walkability.

IT SHALL BE THE POLICY OF COUNCIL:

FW P LU CA SE

1. To establish the Neighbourhood Designation in this Plan and that it be reflected on Schedule 1: Future Land Use Map.
2. To enable the following zones within the Neighbourhood Area Designation and that they be reflected on the Zoning Map of the Land Use Bylaw:
   a. Low Density Residential – Restricted (R-1)
   b. Low Density Residential (R-2)
   c. Medium Density Residential (R-3)
   d. High Density Residential (R-4)
   e. General Institutional (I-1)
   f. Neighbourhood Commercial (C-2)
   g. Comprehensive Development District (CDD)
   h. Parks and Open Space (P-1, P-2)
   i. Active Transportation zone (AT)
3. To recognize other zones may be warranted to address future issues and would be considered by amendment to this plan and/or the Land Use By-aw, as per Part 11 – Implementation of this Plan.
4. To enable the rezoning of properties, save and except to or from the "Low Density Residential – Restricted" (R-1) zone, within the Neighbourhood Designation to another zone enabled in the designation where the general criteria of Section 11 – Implementation and specific criteria of the particular zoning category can be met.
5. To consider new General Institutional uses in the Neighbourhood Designation through a rezoning to the General Institutional (I-1) zone of the Land Use Bylaw.
6. To work toward discharging existing Development Agreements, once developments are complete, and applying the appropriate zoning category.

Core Concept: Housing Choice

The Council recognizes that:

- Providing a variety of housing options allows residents to choose a dwelling that suits their lifestyle.
- A variety of dwelling unit types and sizes can improve affordability.
- Better social sustainability can be achieved within mixed neighbourhoods.
- Housing choice can improve population attraction, retention, and aging in place.

8.2 Low Density Residential

Densities in the Town's low density neighbourhoods are as low as 1-2 dwelling units/acre with some areas having slightly higher densities of 5-6 dwelling units/acre. Over 40% of residential land in the Town of Wolfville contains low density housing forms (330 acres of 820 total acres of residential land).

Some of the Town's low density areas fall within the Town's Design Guidelines Areas and display examples of the Town's rich built heritage. Low density neighbourhoods are generally made up of single-detached dwelling units, some semi-detached or row housing units, existing multi-unit buildings, and other neighbourhood uses such as parks and home occupations. This plan establishes two variations of the Low Density Residential zoning ranging from very restrictive (R-1) to more enabling (R-2). The "Low Density Residential" (R2) zone enables up to 2-unit dwellings, home based businesses, the ability to rezone to neighbourhood commercial in some areas, and also enables innovative housing forms (e.g. pocket neighbourhoods, grouped dwellings). The "Low Density Residential – Restricted" (R-1) zone restricts uses to permit only single-unit detached dwellings, limited home occupations (personal-offices), parks and playgrounds.

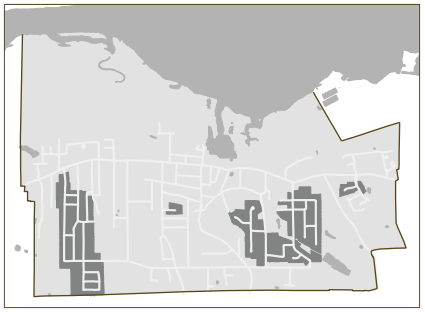


Figure 8.2—R-1 zone.

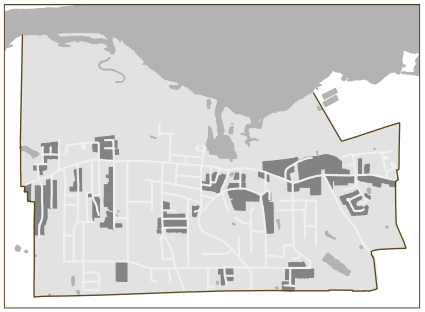


Figure 8.3—R-2 zone.



IT SHALL BE A POLICY OF COUNCIL:

FW LU CA SE

1. To establish 2 categories of Low Density Residential zoning, "Low Density Residential – Restricted" (R-1) and Low Density Residential" (R-2), which permit a range of low density residential uses including, but not limited to, single unit dwellings, accessory dwelling units, 2-unit dwellings, short-term rentals, and parks, as outlined in the Land Use Bylaw.
2. To recognize the Low Density Residential – Restricted (R-1) zone as an area where land use activity is limited and special provisions of the Land Use Bylaw shall apply.
3. To consider a future review of the Low Density Residential – Restricted (R-1) zone to assess how these areas are consistent with the stated community priorities of this plan, other Town priorities, and future needs.
4. To use Site Plan Approval in the Low Density Residential zones of the Neighbourhood Designation, as outlined in the Land Use Bylaw, for the consideration of certain uses that require additional regulatory consideration.
5. To use Development Agreements in the Low Density Residential zones of the Neighbourhood Designation for the consideration of certain uses, as outlined in the Land Use Bylaw, that require unique and site specific considerations.

8.3 Medium Density Residential

Medium density residential areas outside of Wolfville's core are generally focused around key transportation corridors – Main Street, Maple Avenue, Skyway Drive and Pleasant Street running east–west, and areas between Gaspereau and Highland Avenues running North-South. Density ranges from 5 to 12 dwelling units per acre are typical. Medium density areas face more pressure for redevelopment and change as they are located close to amenities found at the University or the Core area.

This Plan encourages more infill housing forms such as townhomes and low rise apartments by enabling additional units on existing serviced lands. Allowing additional units makes increased housing choice possible; contributes to the diversity and vitality of neighbourhoods; and contributes to affordable housing. Additional provisions have been instituted to help make new developments more compatible with the existing neighbourhood character.

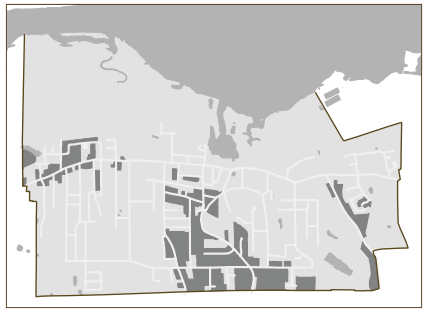


Figure 8.4—R-3 zone.

IT SHALL BE A POLICY OF COUNCIL: FW LU CA SE

1. To establish Medium Density Residential (R-3) zoning in the Land Use Bylaw that permits (as-of-right) a range of medium density residential uses as outlined in the Land Use Bylaw.
2. To use Site Plan Approval in the Medium Density Residential (R-3) zone of the Neighbourhood Designation as outlined in the Land Use Bylaw for the consideration of certain uses that require additional regulatory considerations.
3. To use Development Agreements in the Medium Density Residential (R-3) zone of the Neighbourhood Designation, as outlined in the Land Use Bylaw, for the consideration of certain uses that require unique and site-specific considerations.
4. To enable the rezoning of properties within the Neighbourhood Designation, to Medium Density Residential (R-3), where the criteria of Section 11 – Implementation and the provisions of the Land Use Bylaw can be met.



8.4 High Density Residential

The Community profile of this plan outlines a clear trend of increasing numbers of apartment units since 2011. The Town of Wolfville's fastest growing dwelling unit type is apartments, which now make up the majority of dwelling types (44%) (2016 Census), more than single detached housing (41%). Much of the existing high-density development in the Town is located in or proposed development areas such as Woodman's Grove, the West End, on Pleasant street and areas within close proximity to Acadia University. Higher density areas present energy efficient housing choices where the ecological footprint per dwelling is the lowest of all dwelling types.

This plan takes the approach of enabling rezoning to high density on sites where appropriate, which will require landscaping, parking, amenities, and trail/active transportation connectivity. These requirements work toward development that is compatible with its surroundings and benefits the community while improving environmental and social impacts by increasing housing choices and lowering the average environmental footprint of dwellings in Wolfville.

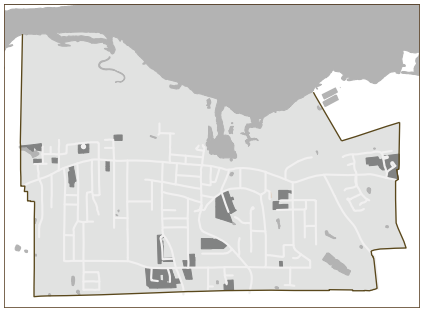


Figure 8.5— R-4 zone.

IT SHALL BE THE POLICY OF COUNCIL:

FW LU CA SE

1. To establish High Density Residential (R-4) zoning in the Land Use Bylaw that permits (as-of-right) a range of high density residential uses, as outlined in the Land Use Bylaw.
2. To use Site Plan Approval in the High Density Residential (R-4) zone of the Neighbourhood Designation for the consideration of certain uses that require additional regulatory consideration.
3. To use Development Agreements in the High Density Residential (R-4) zone of the Neighbourhood Designation for the consideration of certain uses that require unique and site-specific considerations.
4. To include in the Land Use Bylaw special regulation for high density residential uses related to parking areas, landscaping, massing, amenity space, and other matters to ensure neighbourhood compatibility.
5. To enable the rezoning of properties within the Neighbourhood Designation, to High Density Residential (R-4), where the criteria of Section 11 – Implementation and the specific provisions of the Land Use Bylaw can be met.



8.5 Comprehensive Development District (Future Neighbourhoods)

Vacant land is limited within the Town of Wolfville. These vacant areas of land are the last opportunity for impactful new development; therefore, a secondary planning process will be required to proceed with development on these lands. Other smaller parcels previously zoned RCDD have been zoned to low, medium, or high density depending on neighbourhood context.

This plan focuses on 2 large, vacant parcels of land in the Town for this zoning category (as shown on Figure 8.6). These areas are the "Kenny Farm lands," located on the west side of Maple Avenue, and the "Maple Avenue Lands", located in the eastern side of Wolfville, accessed from Maple Avenue and sheltered from Main Street by existing residences.

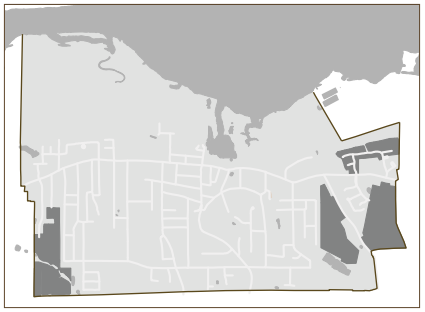


Figure 8.6—CDD zone

IT SHALL BE THE POLICY OF COUNCIL:

1. To establish a Comprehensive Development District (CDD) zone in the Land Use Bylaw within the Neighbourhood Designation.
2. To require secondary plans to enable development agreements for developments within a Comprehensive Development District (CDD) zone.
3. To enable concurrent creation of secondary plans and development agreements and/or rezonings for Comprehensive Development Districts.
4. To require all proposals in the Comprehensive Development District (CDD) zone to enable a mix of commercial, institutional, park, open-space, and residential uses, in a variety of forms.
5. To enable certain existing uses on Comprehensive Development District (CDD) zoned properties, as outlined in the Land Use Bylaw.
6. To ensure the following criteria are met when Council is considering development proposals in the Comprehensive Development District (CDD) zone:
   a. The minimum net-density of residential dwellings units shall be an average of 10 dwelling units per acre.
   b. Require all power and communication infrastructure to be located underground (both primary and secondary) except in the following situations:
      i. when 3-phase power is required; and
      ii. when undergrounding of services negatively impacts significant environment features, such as watercourses, wildlife habitat, areas of steep slopes and similar situations.

7. Larger parcels, or accumulated parcels, in other zones may apply to be rezoned to Comprehensive Development District (CDD).
8. To require a secondary plan for areas zoned Comprehensive Development District (CDD) that responds to the Town's 'sustainability checklist' (Schedule D: of the Land Use Bylaw - Sustainability Checklist for Comprehensive Development Districts) and respond to the following principles:

a. Land Use and Design
   i. Community Centre
   ii. Mixed Land Uses
   iii. Community Plans
   iv. Leveraging Existing Infrastructure

b. Connectivity
   i. Active Transportation
   ii. Green and Grey Networks
   iii. Alternative Forms of Transit
   iv. Connected Green Network of Natural Assets

c. Environmental and Economic Sustainability
   i. Environmental Considerations
   ii. Working Landscapes
   iii. Low Impact Infrastructure
   iv. Stormwater Management
   v. Enhancing Natural Environmental Features of high ecological value
   vi. Alternative Energy Sources
   vii. Density
   viii. Local Economy

d. Social Equity
   i. Education Opportunities
   ii. Mixed Housing Types
   iii. Affordable Housing Supply
   iv. Accessible Design and Built Forms
   v. Prioritization of Shared Spaces



8.6 Neighbourhood Focus Areas

Specific neighbourhood focus areas and associated policies, important to Wolfville, follow in four subsections: Housing Choice and Affordability; Sustainable and Resilient Neighbourhoods; Land Use Compatibility and Placemaking; and Neighbourhood Entrepreneurship. These subsections directly support our Community Priorities (Economic Prosperity, Land Use and Design, Environmental Sustainability, and Social Equity) outlined in Part 2.3 of this Plan and provide actions - in the form of policies that shape our development patterns - to move toward Our Shared Future.

ACTIONING OUR COMMUNITY PRIORITIES

To provide clear linkages to the Town's stated Community Priorities (See Part 2), a policy key / legend has been prepared. Policy in the document has been linked back to themes related to the Town's stated community priorities. Also included are indications where future work or partnerships will be essential. The policy key is included here for reference.

POLICY KEY

EP	Economic Prosperity	LU	Land Use and Design
SE	Social Equity	CA	Climate Action
P	Partnership	FW	Future Work

8.6.1 HOUSING CHOICE AND AFFORDABILITY

The Community Profile and Housing Needs Assessment (Schedule 5) of this plan provides an overview and analysis of Wolfville's housing needs, growth trends, and points to policy action that can address our community priorities and move us toward Our Shared Future. Key housing challenges can be addressed through appropriate municipal and other strategies, as outlined in Figure 8.7. These challenges are interconnected to multiple factors and provide many opportunities to improve our quality of life and housing needs.

Council recognizes that certain types of housing require policy interventions that will action our Community Priorities and address the housing challenges outlined in Figure 8.7. The policies of this plan are directly linked to the identified priority housing types/forms outlined in Figure 8.7.

These policies are founded on the assumption that increasing the availability of all forms of housing, especially smaller units and ground-oriented attached housing forms, will increase affordability and choice for all residents. With importance placed on age-friendliness and accessibility, the policies also seek to encourage more residential development in areas that are in close proximity to existing or future neighbourhood amenities. Innovative development models, including smaller lot sizes and cluster development or group dwellings are also a means of increasing housing choices in existing neighbourhoods.

Key Housing Challenges / Needs	Land Use Strategies
• We need to address the middle (both demographically and in terms of our housing stock). • We need to make housing more affordable for first-time buyers and young families and enable more 'mortgage helper' accessory dwelling units. • We need to make sure rental housing is well-managed and safe. • We need to provide more options for the aging population who wish to downsize and/or retire to Wolfville. • We need to build on existing expertise in the community and work toward better non-market housing options.	1. Facilitating housing choices; 2. Encouraging higher densities in strategic areas; 3. Introducing dwelling type mix targets; 4. Creating a policy framework that is receptive to innovative housing proposals; and 5. Focusing priority housing types/forms of: • Attached housing forms and ground-oriented dwelling units; • Supportive housing; • Accessible housing; • Well managed, safe rental housing; • Subsidized, non-market housing; and • Innovative Housing.

Figure 8.7—Key Housing Challenges

Housing and quality of life issues are complex and require a multi-pronged approach

Housing Supply and Choice

The main recommendation emerging from the Affordable Housing White Paper and the Housing Symposium is for Wolfville to focus its policy efforts on increasing the housing choices available to its residents – in terms of unit types, sizes, densities, and price points.

IT SHALL BE A POLICY OF COUNCIL:

FW P LU SE

1. To encourage an overall dwelling type mix in the Neighbourhood and Core Neighbourhood designations of at least 30% but not more than 35% detached dwellings, at least 15% attached dwellings, and at least 45% but not more than 50% apartment dwellings.
   a. To consider semi-detached, duplex, townhouse and multi-unit dwellings containing up to four dwelling units to be attached dwellings in consideration of these targets.
   b. To consider multi-unit dwellings above four units as apartment dwellings in consideration of these targets.
   c. To consider applications for any new accessory dwelling unit or attached dwelling type within the Core – Neighbourhood designation to be contributing to meeting the Town's housing priorities.
2. To monitor and report on the pattern and amount of residential and non-residential growth and relate it to established targets.
3. To support projects that increase the variety of housing options available for Wolfville residents of all ages and incomes by:
   a. Positively promoting the value of higher density housing forms such as accessory dwelling units, two-unit dwellings, townhouses, triplexes and fourplexes, and low-rise apartments;
   b. Enabling smaller units through reduced frontages and lot areas and innovative housing forms / development techniques such as cluster housing; and
   c. Allowing up to eight (8) dwelling units in the medium density residential (R3) zoning category;
4. To consider proposals which contribute to the overall supply and diversity of Wolfville's housing stock, which include innovative housing forms and development techniques as outlined in the Land Use Bylaw.
5. To work in partnership with the County, Regional Housing Authority, Provincial partners, government agencies, the private sector and other stakeholders to encourage the development of housing that is affordable for low and moderate income households or individuals.
6. To work within Wolfville to encourage the development of housing that is affordable for low and moderate income households or individuals by:
   a. Supporting incorporated organizations in their efforts (e.g. existing co-ops), such as by obtaining funding for community-based affordable housing initiatives or entertaining proposals on public land;
   b. Prioritizing the processing of development proposals for non-market and subsidized affordable housing, including maximum flexibility in development agreements;
   c. Encouraging new affordable housing units to locate near existing community facilities, existing or potential transit and active transportation routes, and in areas of level topography along Main Street and in the Core Area;
   d. Considering a municipally-initiated Land Use Bylaw Amendment to implement appropriate zoning for a subsidized affordable housing proposal brought forward by a community group or partnership, or for lands that may be appropriately reserved for the future development of affordable housing; and
   e. Consider the development of affordable housing when disposing of municipally-owned surplus lands.

2016 Dwelling Unit Breakdown

Apartments	46%
Single detached	41%
Semis, duplexes, rowhouses	13%

(Statistics Canada, 2016 Census)

8.6.2 SUSTAINABLE AND RESILIENT NEIGHBOURHOODS

Wolfville aims to be a more sustainable community that seeks a balance among the environmental, economic, social and cultural components of the community to create an unmatched quality of life for both current and future generations. The aspirational nature of the Town must be balanced with policy that considers the needs of all stakeholders and our size, location and resources. A thriving community needs to offer a variety of dwelling types at a variety of densities to ensure that there are choices for people looking for housing.

Land-use decisions can impact long into the future and have substantial impacts on our community's GHG emissions. Higher density residential areas offer improved environmental and fiscal sustainability opportunities, and increased variation in housing type and choice. In contrast, low density residences on large parcels of land can have larger ecological footprints, offer limited housing choices, and do not generate revenue sufficient to cover their related infrastructure costs. This means that it is impossible to continue to grow into a balanced future with low-density residential development as the dominant form. This section establishes neighbourhood policies that require better use of our existing infrastructure; contribute to healthy, walkable neighbourhoods; reduce our share of GHG emissions; and preserve valued natural areas and open spaces for community gathering spaces.

IT SHALL BE THE POLICY OF COUNCIL:

FW P CA LU

1. To ensure new residential or mixed-use development proposals are not premature or inappropriate by reason of the financial ability of the Town to absorb capital and/or maintenance costs related to the development form and pattern.
   a. Consider the development of a Development Cost Charges Bylaw to better balance the impacts of new development on the Town's infrastructure deficit and that considers life-cycle costing.
2. To identify areas where residential development will not be permitted or only permitted subject to certain conditions, in accordance with the Development Constraints and the Zoning Map of the Land Use Bylaw.
3. To recognize the importance of considering increased densities and infill development throughout all residential neighbourhoods in Wolfville, save and except the R1 zone, to create inclusive mixed income neighbourhoods, and contribute to the community's vibrancy.
   a. To work with landowners of properties with very large parcels to encourage infill development.
   b. To enable in the Land Use Bylaw a range of Secondary Suites (attached/in-home and detached), save and except in the R-1 zone, to acknowledge the gentle density and housing choice this unit type can provide.
4. To limit the size of future residential street blocks to promote efficient development patterns and a walkable, permeating transportation network.
5. To prohibit the development of new cul-de-sacs and dead ends to improve traffic flow and neighbourhood walkability, except where geographical or environmental constraints require them.

6. To encourage urban agriculture on residential properties and if community interest is shown, consider expanding the permitted uses beyond laying hens for affordability, food security, and sustainability reasons.
7. To consider other means of land protection other than outright ownership, such as conservation easements and land trusts.
8. To ensure integration of land use planning and energy/GHG emissions reduction, consider amendments to this Plan upon the adoption of a GHG emissions reduction, community energy, or similar plan for the Town.
9. To work with other agencies, institutions, organizations and levels of government to ensure the protection of environmentally sensitive and ecologically significant areas.
10. To manage Town owned and leased land in an ecologically sustainable manner according to best management practice and in compliance with applicable legislative requirements

8.6.3 LAND USE COMPATIBILITY AND PLACEMAKING

Council wishes to ensure Wolfville's neighbourhoods remain healthy, vibrant, safe and people-oriented places to live. The continued success is attributed to the continued growth, and the continued preservation of community character within the Town. To ensure these factors continue in a compatible way, a carefully managed response is required. This response must appropriately recognize impacts of infill or intensification on neighbours balanced with needs of the community for growth and change.

This plan addresses compatibility by focusing on the look and feel from the street, important urban design elements, as well as uses. A development may read as lower density from the street but is provided with the flexibility to provide additional density or use (e.g. home based business or secondary suite) if certain conditions can be met and potential issues mitigated.

IT SHALL BE THE POLICY OF COUNCIL: FW P LU SE

1. To establish a maximum building height in the Town at 3-storeys, as defined in the Land Use Bylaw and informed by area design guidelines.
   a. To consider a 4th story in certain zones by Development Agreement, as defined in the Land Use Bylaw.
2. To consider adopting a Residential Rental Licensing Bylaw that will introduce licensing requirements for rental accommodations in the Town, including but not limited to short-term rentals, single room occupancies and other rental uses, across all designations in Wolfville.
3. To introduce the Land Use of 'Single Room Occupancy' in the Land Use Bylaw and enable this use in certain zones.
4. To recognize that a healthy, inclusive, and vibrant neighbourhood consists of a variety of housing types, designs, sizes and styles.
5. To recognize that compatibility comes in many forms and a particular architectural style or element does not dictate

Core Concept: PLACEMAKING

Compatibility and Social Integration cannot be achieved without Placemaking—the process of creating quality places that people want to live, work, play and learn in. Core Placemaking principles include:

- clustering public uses;
- distributing smaller attractions/points of interest throughout the town;
- providing municipal support for low-cost, community-led projects;
- allowing more diverse temporary uses in parks/public spaces.



compatibility but rather the overall project and neighbourhood context.

6. To recognize that when considering development proposals, any single development is not a precedent for the approval of another, particularly when conditions have changed over time.
7. To recognize the importance of quality places in addressing social isolation and improving human connectivity and intermingling of both residents and visitors of all ages, incomes and abilities.
8. To encourage the creation of public spaces that demonstrate:
   a. clustering of public uses to create a community hub and improve access to services for all residents; and
   b. distribution of smaller attractions/points of interest throughout the town to improve access to public amenities for users of all ages, incomes and abilities.
9. To encourage Social Inclusion by striving to develop a framework to consider specific small scale projects (including art) that align with the priorities of Council and/or that present an innovative and diverse approach to the temporary or permanent use of space in parks/public spaces.
10. To support Social Inclusion through land use decision making by recognizing that planning does have a role to play in creating inclusive rather than exclusive built environments and that our built form should reflect our desire to be inclusive of all people.
11. To support a hybrid-form based zoning approach and monitor this approach over time.

8.6.4 NEIGHBOURHOOD ENTREPRENEURSHIP

Council recognizes that there is a need to create new commercial spaces and studios in Wolfville that can attract and retain entrepreneurs and small business which add value to our local economy. Council also recognizes the need to add additional walkability and density to neighbourhoods. Fostering home-based or live-work opportunities in existing Neighbourhood areas can support these goals.

Council has the opportunity to consider Neighbourhood Commercial zoning (C-2) on properties that would add to the diversity and walkability of neighbourhoods outside of the Core Area. C-2 zoning can enable amenities or services – beyond a Home Based Business. Adding flexibility in the policies and permitted locations for neighbourhood entrepreneurship opportunities throughout Wolfville is considered an effective way to support local products, local artists/craftspeople, the local economy, walkability and the growing need for more commercial spaces.

IT SHALL BE THE POLICY OF COUNCIL:

EP SE LU FW

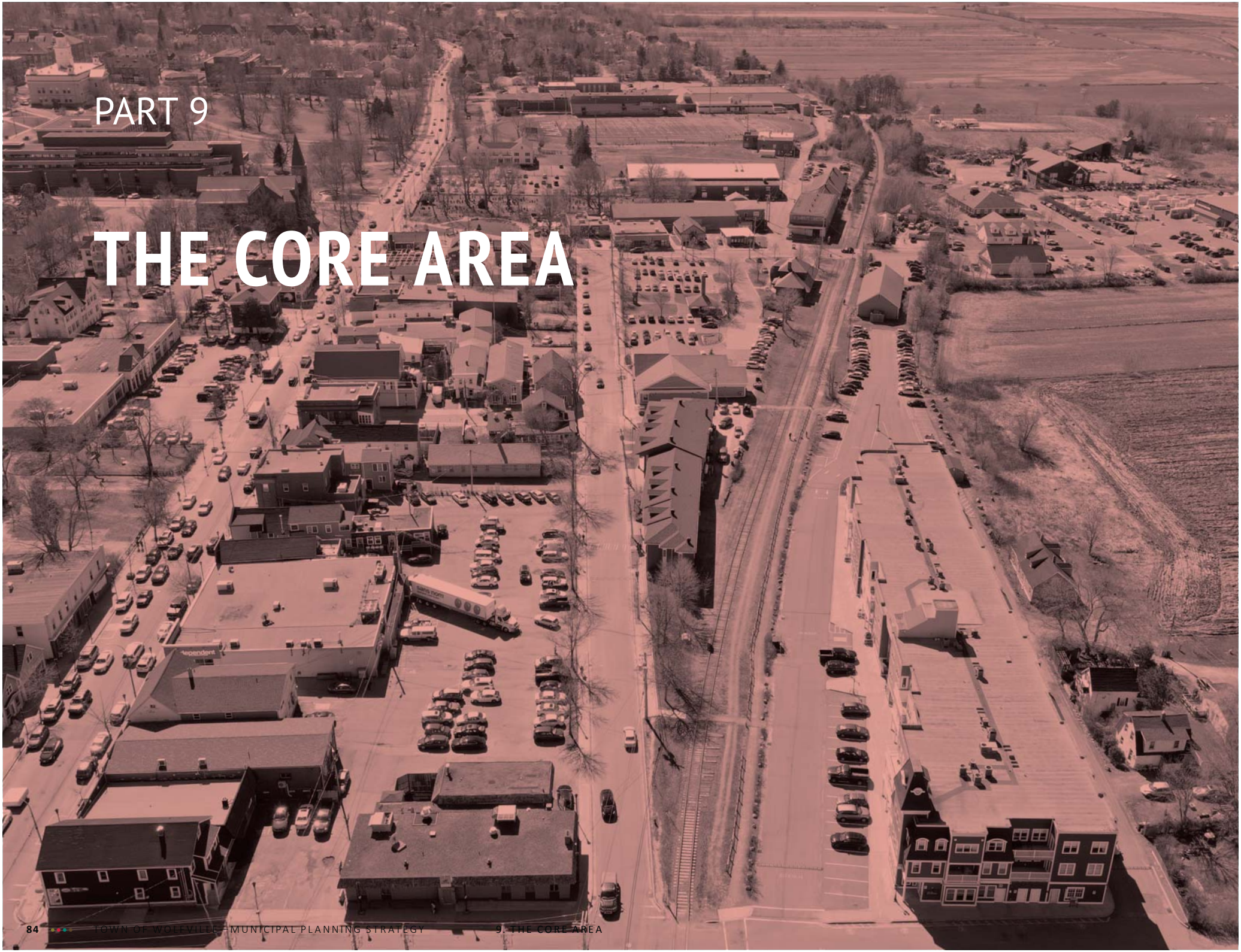
1. To enable economic development opportunities in both the 'Neighbourhood' and 'Core Neighbourhood' Designations (see Future Land Use Map) in an effort to diversify our local economy, encourage entrepreneurship, reduce people's reliance on the automobile, and contribute to housing affordability.

2. To permit "Home Occupations - Restricted" anywhere in the Neighbourhood, Core Neighbourhood and Core Commercial Designations.
3. To permit "Home Based Businesses" within the neighbourhood designation, save and except the Low Density Residential - Restricted (R-1) zone, subject to the specific provisions of the Land Use Bylaw.
4. To zone properties in the Core Neighbourhood and Neighbourhood designations Neighbourhood Commercial (C-2), including existing commercial uses and properties in close proximity to the Core Commercial (C-1 zone) as shown on Schedule A: Zoning Map of the Land Use Bylaw.
5. To use Site Plan Approval in the Neighbourhood Commercial (C-2) zone of the Neighbourhood Designation for the consideration of new neighbourhood commercial uses, as outlined in the Land Use Bylaw.
6. To enable the rezoning of properties within the Neighbourhood Designation, to the Neighbourhood Commercial (C-2) zone where the property can meet the requirements of the Land Use Bylaw and the criteria of MPS Section 11 – Implementation.
   a. Neighbourhood Commercial rezoning shall not be considered in the Low Density Residential – Restricted (R-1) zone.
7. To specify Neighbourhood Commercial (C-2) Zone land uses and design criteria in the Land Use Bylaw and Design Guidelines.
8. To use Development Agreements in the Neighbourhood Commercial (C-2) zone of the Neighbourhood and Core Neighbourhood Designations for the consideration of certain uses that require unique and site-specific considerations as outlined in the Land Use Bylaw.
9. To use development incentives (e.g. Nova Scotia Legislature Bill 177) in certain parts of the Neighbourhood and Core Neighbourhood, where properties are zoned Neighbourhood Commercial, to incentivize more complete communities and enhance the Town's small-scale commercial offerings.
10. To establish General Institutional (I-1) zoning in the Land Use Bylaw that permits a range of Local Institutional Uses that are compatible with the Neighbourhood Designation area.
11. To use Site Plan Approval in the General Institutional (I-1) zone of the Neighbourhood Designation as outlined in the Land Use Bylaw for the consideration of certain uses that require additional regulatory considerations.
12. To use Development Agreements in the General Institutional (I-1) zone of the Neighbourhood Designation as outlined in the Land Use Bylaw for the consideration of certain uses that require unique and site-specific considerations.
13. To enable the rezoning of properties within the Neighbourhood Designation, to the General Institutional (I-1) zone where the property can meet the requirements of the Land Use Bylaw and the criteria of MPS Section 11 - Implementation.
14. General Institutional (I-1) rezoning shall not be considered in the Low Density Residential – Restricted (R-1) zone.
15. To include provisions in the Land Use Bylaw to balance impacts on abutting residential properties.
16. To better define and regulate, through the Town's Land Use Bylaw, different types of short-term rentals (e.g. AirBnB) in the Town.

"To the extent that we in Nova Scotia maintain a risk-averse and not very entrepreneurial culture, we forgo important opportunities to break out of our entrenched pattern of marginal economic growth."
– OneNS Report

PART 9

THE CORE AREA



9.0 The Heart of the Town

The Core Area, located in downtown Wolfville, has a unique sense of place with its mixed uses, pedestrian scale, distribution of buildings, open space and parking. Core Area amenities, including parks, are within easy walking distance of each other. The Town's charming Main Street continues to be a destination for residents and tourists to enjoy shopping, picking up needed comforts, dine, drink and experience Nova Scotian lifestyle.

This Municipal Planning Strategy outlines two distinct designations: Core – Commercial Area and the Core – Neighbourhood Area to represent the functions and uses within the Community's Core Area. These areas are unique yet work together to form the heart of the town. The policies in this section aim to balance growth and intensification while preserving existing natural, built and cultural resources, enhancing vitality and showing a commitment to the downtown and surrounding area.

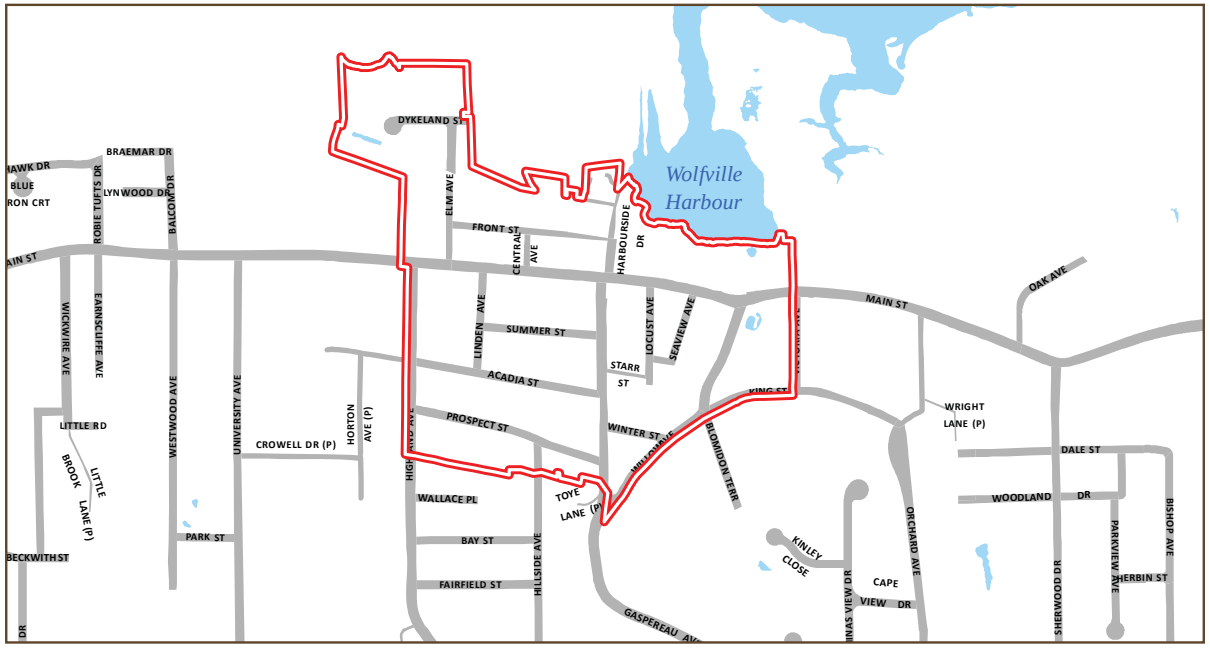


Figure 9.1—Core area boundaries

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.



IT SHALL BE A POLICY OF COUNCIL:

EP FW P LU CA SE

1. To establish the 'Core Area – Commercial' and 'Core Area – Neighbourhood' Designations within the Municipal Planning Strategy and reflect that on Schedule 1 – Future Land Use Map.
2. To establish a Core Area boundary within the Municipal Planning Strategy and reflect this boundary on Schedule 1 – Future Land Use Map and on Schedule A - Land Use Zoning Map of the Land Use Bylaw.
3. To prohibit drive through facilities in association with a commercial use in all Core Area designations and zones.
4. To establish a maximum building height in the Town as defined in the Land Use Bylaw and informed by area Design Guidelines.
   a. Up to 3-Storey building heights will be considered by Site Plan approval as defined in the Land Use Bylaw and informed by area Design Guidelines.
   b. One (1) partial additional storey (fourth storey), within a defined overall height, as laid out in the Land Use Bylaw, will be considered only by Development Agreement where a clear public benefit is demonstrated (e.g. open space contributions, commitment to accessibility, sustainability, affordability, etc).
5. To prohibit adult entertainment in all designations and zones.
6. To allow for directed studies, specific Bylaws, incentives, design guidelines and priority funding to be targeted to these areas, specifically:
   a. To support necessary directed studies or area specific planning for the Core Area, specifically, but not limited to, the area around the Wolfville Memorial Library, Farmer's Market, and Active Transportation Corridor Lands.
   b. To support the implementation of Nova Scotia Legislature Bill 177 to provide commercial development incentives in defined areas of the Core Area and other areas where commercial development may contribute to the Town's Community Priorities.
7. To support the creation and incremental enhancement of both the east and west end gateways in an effort to punctuate the sense of arrival into the Core Area and consider integration of, and compatibility with, these gateways when evaluating development proposals in close proximity.
8. To encourage and participate in the beautification and upgrading of the Core Area through streetscaping and public art initiatives to create intrigue and comfort for pedestrians at street level.
9. To encourage and support the use of transit and provide safe and accessible transit stops within the Core Area.
10. To encourage and support initiatives aimed at increasing pedestrian traffic and fostering "life on the street" such as sidewalk cafés, outdoor markets, concerts and entertainment.
11. To maintain Core Area Design Guidelines for the Core Area - Commercial and Core Area – Neighbourhood designations as outlined in the Land Use Bylaw.
12. To require the front yard setbacks for all new development within Wolfville's Core Area be limited in depth, as set out in the Land Use Bylaw and Design Guidelines, to provide for a sense of enclosure and pedestrian interest on the street and sidewalks.
13. To encourage appropriate light permeability throughout the Core Area to ensure sufficient sunlight and minimize shadow impacts on the public realm.

"Wolfville's core area is alive, inviting and connected.

It is a place for everyone—with streets full of busy shops, cafes, entertainment and thriving business.

It is a hub for both commerce and creativity.

It is connected to the broader community through a series of trails, walkways and parks.

It provides gathering spaces and an overall sense of identity for the Town."

14. To encourage the provision of mixed use and residential attached development opportunities throughout the Core Area in an effort to encourage contextually appropriate intensification in proximity to the Town's primary service area, and increase the number of adequate, appropriate and affordable housing options.
15. To encourage the development of purpose-built affordable ownership and rental housing units.
16. To work with The Heritage committee and other Heritage groups in designating additional Heritage properties in the Core Area – Commercial and Core Area - Neighbourhood Designations, under the Nova Scotia Heritage Property Act.
17. To ensure Heritage Assets are documented and that proposals in proximity to registered properties be appropriately regulated in the Land Use Bylaw, informed by the Design Guidelines.



9.1 Core Commercial Designation

The core commercial area is a walkable pedestrian-scaled area with a variety of commercial and residential uses, ideal for sustainable growth and increased community vibrancy. Commercial development is critical for long-term fiscal health of the corporation that is the Town of Wolfville. Business plays a critical role in providing a high quality of life with a variety of services and amenities. The Town of Wolfville has a unique boutique-style core commercial area with small-scale retail, dining, professional services and cultural offerings for residents and visitors alike. The Town's commercial core also hosts large scale events such as Devour! and the Deep Roots Music Festival, contributing to the multi-use nature of the area and contributing to Council's aspirations to be a premier destination in Atlantic Canada. Council wants to encourage new residents and businesses in this area while focusing on high-quality design.

The policies in this section facilitate a wide range of commercial and mixed-use activity in order to maintain and enhance the vibrancy of what is the heart of Wolfville.

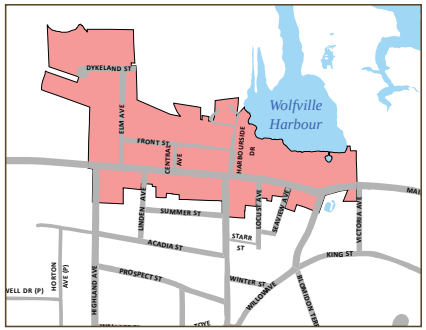


Figure 9.2—Core Commercial Zone

9.1.1 CORE COMMERCIAL DESIGNATION POLICIES

IT SHALL BE THE POLICY OF COUNCIL: FW P LU CA EP SE

1. To enable the following zones within the Core Area – Commercial Designation and that they be reflected on Schedule A - Land Use Zoning Map of the Land Use Bylaw:
   a. Core Commercial (C-1)
   b. Neighbourhood Commercial (C-2)
   c. Core Commercial - Large Format (C-3)
   d. General Institutional (I-1)
   e. All Parks and Open Space Zones (P-1, P-2, etc)
   f. Active Transportation (AT)
2. To establish Core Commercial (C-1) zoning in the Land Use Bylaw for the majority of the Core Area – Commercial Designation that permits a broad range of commercial and service uses of a certain size, residential and mixed-use development, parks and playgrounds.
3. To recognize other zones may be warranted to address future land use issues and would be considered by amendment to this plan and/or the Land Use Bylaw, as per Part 11 – Implementation of this Plan.
4. To use as-of-right development approvals as permitted in the Land Use Bylaw.
5. To use Site Plan Approval in the Core Area - Commercial Designation, for the consideration of certain uses that require additional regulatory considerations.
6. To use Development Agreements in the Core Area - Commercial Designation for the consideration of certain uses that require unique and site-specific considerations
7. To establish a Core Commercial – Large Format (C-3) zone in the Land Use Bylaw for a portion of the commercial area north of the rail lands, as shown on Schedule A - Land Use Zoning Map of the Land Use Bylaw.
8. To use development incentives (e.g. Nova Scotia Legislature Bill 177) in certain parts of the Core Commercial area.



9. To recognize in the Land Use Bylaw the Elm Ave. light industrial and automotive repair uses that have been zoned Industrial / Commercial and allow these uses to continue.
10. To use Site Plan Approval in the Core Commercial – Large Format (C-3) zone of the Core Area – Commercial Designation for the consideration of certain uses that require additional regulatory consideration as outlined in the Land Use Bylaw.
11. To use Development Agreements in the Core Commercial – Large Format (C-3) zone of the Core Area – Commercial Designation for consideration of certain uses that require unique and site-specific considerations as outlined in the Land Use Bylaw.
12. To limit the expansion of the Core Commercial – Large Format (C-3) uses into the adjacent Agricultural land beyond the existing boundaries as shown on Schedule A Land Use Zoning Map of the Land Use Bylaw.
13. To establish specific criteria in the Land Use Bylaw for new or expansion of large format commercial development related to items such as parking, landscaping, loading, signage, access, and outdoor storage.
14. To enable the rezoning of properties within the Core Area – Commercial Designation, between the zones enabled within the Designation through a request to Council.
15. To establish Design Guidelines for the Core Area as outlined in the Land Use Bylaw, that recognize the importance of historical forms of architecture and inform future developments in the Core Area.
16. To provide special abutting zone requirements in the Land Use Bylaw where a commercial zone abuts a residential zone.
17. To specifically support residential development in the Core Area - Commercial Designation to contribute to a diverse dwelling type mix.
18. To require a commercial or other active use on the ground floor of buildings in the Core Area – Commercial Designation as defined in the Land Use Bylaw, including any exceptions.
19. To investigate potential reuse and redevelopment options for vacant Town owned commercial properties including the possibility of preparing conceptual development plans for these parcels and taking the necessary steps to have these lands pre-approved for development.
20. To support the creation of small lots through the reduction of minimum lot sizes and frontages in the Core Area, to enable the creation of new lots and the construction of dwelling units and/or mixed uses in appropriate locations, as outlined in the Land Use Bylaw and Subdivision Bylaw.





9.2 Core Neighbourhood Designation

The Core Area - Neighbourhood land uses are a mixture of large-scale low density and medium density residential with opportunities to transition into mixed use live-work spaces with neighbouring commercial activities. Increasing commercial activities and other incentives can assist in transitioning this area to a more walkable, diverse community with schools, ommercial activities and other amenities immediately adjacent.

The policies of this plan strive to preserve the existing character of established neighbourhoods while accommodating context-sensitive redevelopment which may result in small houses within existing back-yards, increasing housing choice, and opportunities to develop local commercial activity.

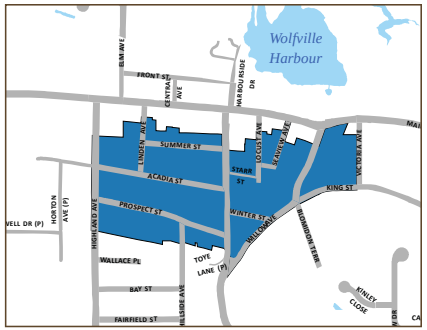
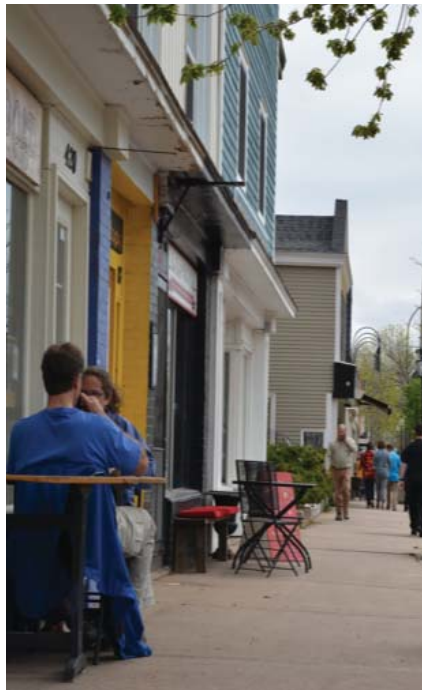


Figure 9.3—Core Neighbourhood Zone

9.2.1 CORE NEIGHBOURHOOD DESIGNATION POLICIES

IT SHALL BE THE POLICY OF COUNCIL: LU FW P EP CA SE

1. To enable the following zones within the Core Area - Neighbourhood Designation and that they be reflected on Schedule A - Land Use Zoning Map of the Land Use Bylaw:
   a. Low Density Residential (R-2)
   b. Medium Density Residential (R-3)
   c. High Density Residential (R-4)
   d. General Institutional (I-1)
   e. Neighbourhood Commercial (C-2)
   f. Parks and Open Space Zones (P-1, P-2, etc)
2. To recognize other zones may be warranted to address future land use issues and would be considered by amendment to this plan and/or the Land Use Bylaw, as per Part 11 – Implementation of this Plan.
3. To establish low and medium density zoning in the Land Use Bylaw for the Core Area – Neighbourhood that permits a range of residential uses as outlined in the Land Use Bylaw.
4. To use As-Of-Right development approvals as outlined in the Land Use Bylaw in the Core Neighbourhood zones.
5. To use Site Plan Approval in the Core Area - Neighbourhood Designation for the consideration of certain uses which require additional regulatory considerations as outlined in the Land Use Bylaw.
6. To use Development Agreements in the Core Area - Neighbourhood Designation for the consideration of certain uses that require unique and site-specific considerations as outlined in the Land Use Bylaw.
7. To enable the rezoning of properties within the Core Area – Neighbourhood Designation, as outlined in the Land Use Bylaw.



8. To encourage mixed-use, live-work uses in certain areas of the Core Area – Neighbourhood Designation, subject to restrictions outlined in the Land Use Bylaw which may include type of use, signage, floor area, number of employees and parking requirements. Areas to be prioritized include areas with existing sidewalks, such as on:
   a. Summer Street,
   b. Linden Avenue,
   c. Acadia Street,
   d. Highland Avenue,
   e. Harbourside Drive
9. To recognize Wolfville School as a focal point in the Core Neighbourhood area and work to enhance connections between the school and the Core area.
10. To recognize the unique and significant development and conversion pressures that Wolfville's Core Neighbourhood Area has faced and will continue to face as it evolves moving forward.



PART 10

ACADIA UNIVERSITY INSTITUTIONAL



10.0 Town and Gown

Acadia has offered exemplary learning opportunities in a historic, small town environment since it's creation in 1838. The University owns more than two hundred acres of land that stretches from the Dykelands, north of the former rail line, southward to Highway 101 and from Westwood Avenue to Highland Avenue. One hundred and twenty acres of this land holding is developed.

The presence of the University exerts a substantial influence on the economic, cultural and social fabric of the community by providing employment and identity to the region. The identity, ongoing vitality and economic prosperity of both the town and the University are intrinsically linked through shared uses, places and populations. The future of the Town of Wolfville is reliant on a shared understanding of the needs and capacity of both the University and the Town.

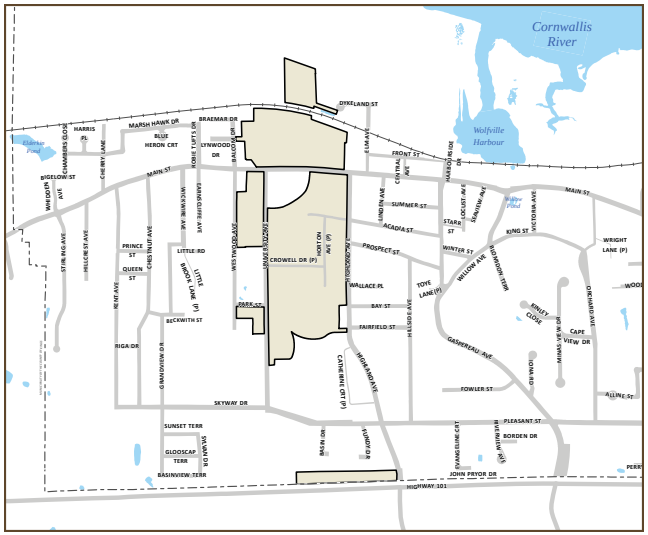


Figure 10.1—Institutional University Zone

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.

IT SHALL BE THE POLICY OF COUNCIL: FW P EP LU SE CA

1. To maintain a 'Partnership Agreement' with Acadia University in order to address areas of mutual concern and benefit, including Land Use Planning.
2. To support the following objectives with respect to Acadia University:
   a. to recognize Acadia University as a distinct community of interest that is dispersed throughout the Town;
   b. to foster co-operation between the Town and the University in terms of such matters as the provision of parking, student housing, servicing, conservation of heritage buildings and areas, access and development proposals;
   c. to support the growth and redevelopment of the University and to encourage its long-term vitality within the Town;
   d. to minimize any adverse effects the University may have as a major activity centre on adjacent and surrounding neighbourhoods;
   e. to recognize the various University areas as having different land use mixes, land use characteristics, locational factors, and different surrounding uses; and
   f. to encourage Acadia University to protect and conserve their various heritage properties whether designated or not.

3. To designate as University those lands of Acadia University and currently being used for University purposes and generally bounded by Westwood Ave, Highland Ave, The Dykelands and Highway 101 as shown on Schedule 1 - Future Land Use Map.
4. To establish an Institutional University (I-2) zone in the Land Use Bylaw. This zone is intended to include existing University uses.
5. To recognize the role the University campus plays in the provision of Wolfville's public open spaces and to zone open space portions of the campus Parks and Open Space – University (P-2) as outlined on Schedule A of the Land Use ByLaw.
6. To use Site Plan Approval in the Institutional University Designation for the consideration of certain uses that require additional regulatory considerations, as outlined in the Land Use ByLaw.
7. To use Development Agreements in the Institutional University Designation for the consideration of certain uses that require unique and site-specific considerations as outlined in the Land Use Bylaw.
8. To establish appropriate regulation for the uses permitted (as-of-right) or enabled for consideration in the Institutional University (I-2) zone of the Land Use Bylaw.
9. To limit, in the Land Use Bylaw, building heights in the Institutional University (I-2) zone in deference to the type of use and scale of present buildings located in the core of the University campus.
10. To restrict the setbacks of new buildings in the Institutional University (I-2) zone as outlined in the Land Use Bylaw, on those properties which abut residential zones or have frontage on Main Street to ensure greater architectural compatibility.
11. To establish abutting yard requirements in the Land Use Bylaw, which may include but is not limited to fencing, screening, parking lot location and standards where any yard in the Institutional University zone abuts a residential zone.
12. To recognize that the University development on the Dykelands area is intended to be used for accessory and utilitarian uses that support the University and not to accommodate principal University buildings or residences, as outlined in the Land Use Bylaw.
13. To recognize that complementary land uses to those permitted on Institutional University (I-2) land area those which allow the University to function as a community and shall be enabled through the Land Use Bylaw. These uses may include, but not be limited to:
    a. classrooms, laboratories and similar educational and research facilities
    b. residential buildings for the primary use of housing students and faculty
    c. places of assembly
    d. foodservice facilities for the primary use of students
    e. sport facilities
    f. University offices
    g. bookstores for the primary use of students
    h. student services buildings
    i. convention facilities as a secondary use of any other facilities
    j. public and community gardens



14. To recognize that housing accommodation for post-secondary school students has specific land use characteristics and impacts on surrounding areas that require regulation through zoning and other means. Therefore, this form of housing may not be appropriate in all residential areas.
15. To recognize that the Town shares a responsibility, along with Acadia University, and private landowners for ensuring that students have access to accommodation that is affordable, safe, accessible and sanitary.
16. To encourage Acadia University to create an update to the most current Acadia University Campus Masterplan (2003) which establishes the location for:
    a. Recreational and Active Sports Parks;
    b. Open Spaces;
    c. New residential uses;
    d. Access road onto the public road network and Active Transportation opportunities; and
    e. Community Buildings.
17. That if campus areas currently designated University become available for non-University development, to undertake the completion of a secondary plan for redevelopment that includes analyses of transportation, infrastructure, and financial implications to be reviewed by the Town.
18. To recognize the role of the University in Core Area management and consider this during development applications as outlined in the Land Use Bylaw.





PART 11

IMPLEMENTATION



11.1 Municipal Government Act (MGA)

This Plan will be implemented through a variety of means including the Land Use Bylaw, Core Area and Neighbourhood Design Guidelines, Subdivision Bylaw, development approvals (as-of-right, site plan , development agreement), rezonings, incentives (e.g. Bill 177), secondary or small area planning, public engagement and other mechanisms. It will be necessary for the Town to make investments necessary to support growth while maintaining a high quality of life for residents.

This plan is meant to be a living document that will be monitored for its effectiveness in achieving our community priorities.

The Municipal Government Act (MGA) is the Provincial legislation that sets out the regulations that govern municipal planning and development in Nova Scotia. The MGA describes the various methods of development control available to Nova Scotian municipalities for regulating development and land use decisions within their jurisdiction.

IT SHALL BE THE POLICY OF COUNCIL:

1. To ensure planning processes meet the requirements of the MGA when considering development agreements, making amendments, and other planning decisions.
2. To work with the Province and other partners to improve Provincial planning legislation, policy and procedures.

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.

11.2 Municipal Planning Strategy (MPS)

The Municipal Planning Strategy is the main document through which the future growth and development of the Town shall be encouraged, controlled and co-ordinated. The policies of the Municipal Planning Strategy will be implemented through the powers provided Council in the Municipal Government Act and other relevant statues. The principle regulatory documents that are used to implement the policies of the Municipal Planning Strategy are the Land Use Bylaw, Design Guidelines and the Subdivision Bylaw.

This Municipal Planning Strategy and any subsequent amendments shall be reviewed pursuant to Subsection 214(2) of the Municipal Government Act when deemed necessary by the Minister of Municipal Affairs or by Council. The policies of this Municipal Planning Strategy will be monitored as to their effectiveness in achieving the stated community priorities and amendments made, as needed. Council is committed to ensuring this is a living document.

The Municipal Planning Strategy approved by the Minister of Municipal Affairs on September 23, 2008 and subsequent amendments thereto is repealed upon the date of coming into force and effect of this Municipal Planning Strategy.

IT SHALL BE THE POLICY OF COUNCIL:

1. To enable the planning process and the implementation of the Municipal Planning Strategy with advice and assistance from the Planning Advisory Committee and Design Review Committee.
2. To evaluate the effectiveness of MPS policies and their enabling regulations with regard to the implementation of the 'Shared Future' (Vision), Community Priorities and Objectives established in this plan. Any evaluation process must:
   a. establish indicators for each objective in Part 2 of this Plan.
   b. involve consultation with the public and other stakeholders.
   c. establish an ongoing feedback process that communicates the findings of the evaluation to Council and the public.
3. To consider having regular evaluations corresponding to regular macro events such as Municipal elections or the release of census data.

4. To consider the Municipal Planning Strategy a living document and require an amendment:
   a. where any policy intent is to be altered; or
   b. where a text or map amendment to the Land Use Bylaw would conflict with the text or maps of the Municipal Planning Strategy; or
   c. where an amendment to the Subdivision Bylaw would conflict with the text of the Municipal Planning Strategy; or
   d. where a future land use map change is deemed appropriate; or
   e. where an amendment is needed to conform with a Statement of Provincial Interest, or to implement a recommendation of a Priority Plan that has been approved by Council; or
   f. where an amendment could significantly advance municipal objectives under statutes or regulations enacted by Provincial or Federal Government; or where Provincial or Federal programs are introduced that can benefit the Municipality and support the goals and objectives of this Plan; or
   g. where an economic, environmental, cultural or social opportunity arises that is unforeseen, is of regional or Provincial significance, and would further the objectives of this plan; or
   h. where housekeeping/minor amendments are required.

5. To use other Municipal Plans (e.g. Asset Management Plan, Accessibility Plan, Climate Change Action Plan, etc.) and their evolution moving forward, to inform potential amendments to the Town's planning documents and aid in the implementation of this Plan.

11.3 Secondary Planning Strategies and Area Specific Plans

A Secondary Strategy is a Town-led planning approach ideally suited for areas of the Town where there are unique and diverse planning issues that need to be considered. A Secondary Strategy (or area-specific plan) should, as much as possible, be consistent with the policies in the general municipal-wide Strategy to eliminate any confusion between the two documents. The policies may differ, to address unique circumstances in the Secondary Strategy area. If appropriate, the Secondary Strategy would form part of the Town-wide MPS and be referenced in the document, once adopted by Council.

This is a new process for Wolfville brought into effect through this Municipal Planning Strategy review. Secondary Plans have primarily recommended for the large vacant land parcels designated as Comprehensive Development District on Schedule A of the Land Use Bylaw but may be warranted in the Core Area as the area faces development pressure in key areas.

IT SHALL BE A POLICY OF COUNCIL:

1. To recognize secondary strategies and small area plans provide more detailed direction for development in specific areas of the Town.
2. To use the Comprehensive Development District Zone's 'Sustainability Checklist' (Schedule D of the Land Use Bylaw) as a tool when considering secondary or small area plans.
3. To ensure other policies of this plan, and associated Land Use Bylaw and relevant Design Guidelines are considered in the formulation of a secondary strategy or area planning exercise.
4. To require a secondary plan be prepared prior to approval of development in areas zoned Comprehensive Development District (CDD) in the Neighbourhood Designation.
5. To consider new secondary or small area plans be prepared prior to approval of development in other complex areas of Town (e.g. along the Active Transportation Corridor).

11.4 Land Use Bylaw and Development Agreements

The Land Use Bylaw shall be the principal means for implementing the policy statements included within this Municipal Planning Strategy (MPS), pursuant to Sections 219 and 220 of the Municipal Government Act. The Land Use Bylaw sets out zones, permitted uses, general provisions, and development standards that reflect the policies of this Strategy, as provided for by the MGA. The Zoning Map of the Land Use Bylaw shows graphically and specifically the area to which the provisions of individual zones shall apply. Development Agreements are negotiated contracts between the Town and a Land owner to create site-specific land use controls.

IT SHALL BE THE POLICY OF COUNCIL:

1. To adopt a comprehensive Land Use Bylaw, setting out specific requirements to implement this Municipal Planning Strategy.
2. To appoint a Development Officer to administer the Land Use Bylaw and Subdivision Bylaw to issue, deny, or revoke any permit or approval under the terms of these Bylaws.
3. To require in the Land Use Bylaw that any development permit issued shall lapse and become null and void if the development has not begun within one (1) year of the date of issue of the permit. Any development permit issued may be revoked by the Development Officer where there is reason to believe that the development permit was issued as the result of mistaken or false information.

11.4.1 LAND USE BYLAW (LUB) AMENDMENTS

Proposals for rezonings, text amendments to the Land Use Bylaw and/or development agreements may be required to ensure community needs and desires are being met. Specific policy criteria are outlined in this section to ensure a standard and uniform approach is taken by Council in responding to these requests.

IT SHALL BE THE POLICY OF COUNCIL:

1. To consider amendments to the Land Use Bylaw provided the amendment is consistent with the intent of the Municipal Planning Strategy.
2. To consider zone-specific considerations for rezonings, including locational criteria or street hierarchy requirements, in the Land Use Bylaw.
3. To use the general criteria, outlined in Section 11.4.3, as a guide in the evaluation of Land Use Bylaw amendments.
4. To consider an application for amendment to the Land Use Bylaw (rezoning) only if the application has identified a proposed use for the property. Council shall give consideration to both the proposed use and to the impact of other uses permitted in the requested zone.
5. To consider an application for amendment to the Land Use Bylaw only if the site meets all of the lot size and zone standards for the zone sought.

11.4.2 DEVELOPMENT AGREEMENTS

Development agreements are primarily intended to be used for developments proposed beyond the limits of the applicable Land Use Bylaw requirements, particularly in instances where Council believes land use conflicts are more likely to occur. For example, these may be developments of large scales, alternative design, a comprehensive nature, or uses of a particularly sensitive or potentially high-impact nature. Development agreements are also useful in providing Council with the ability to negotiate terms and conditions of a project, while retaining the approval authority. This is important in ensuring large scale and sensitive developments are carried out in a manner that keeps the overall benefit of the community and the Town in mind.

IT SHALL BE THE POLICY OF COUNCIL:

1. To indicate uses considered by development agreement in the Land Use Bylaw.
2. To enter into a development agreement pursuant to the Municipal Government Act on the terms and conditions set forth in this Municipal Planning Strategy and a development agreement shall:
   a. specify the development, expansion, alteration, or change permitted; and
   b. specify the conditions under which the development may occur; and
   c. set forth the terms by which Town Council may terminate the agreement.
3. To have the provisions of the Land Use Bylaw prevail after discharge of any development agreement.
4. To enable the ability to bring certain as-of-right and site plan applications forward to Council for consideration by Development Agreement where the application meets the intent of this planning strategy but is unable to meet specific, prescriptive requirement(s) of the Land Use Bylaw.

11.4.3 CRITERIA FOR LUB AMENDMENTS AND CONSIDERATION OF DEVELOPMENT AGREEMENTS

IT SHALL BE THE POLICY OF COUNCIL:

1. That, where warranted, the developer shall be responsible for providing further study of specific issues identified in the development review process, and/or implementing mitigation measures to address anticipated issues such as flooding and erosion threats.
2. That designation and/or zone specific development agreement and rezoning requirements shall be included in the Land Use Bylaw.
3. That when considering any proposed development agreement or amendment to the Land Use Bylaw, it shall be a policy of Council to have regard for the following matters:

GENERAL CONSIDERATIONS

a. The financial ability of the Town to absorb any costs relating to the proposal; and
b. The proposal's conformance with the intent of the Municipal Planning Strategy and to all other applicable Town Bylaws and regulations.

c. The proposal's conformance with relevant portions of the Town's 'Sustainability Checklist', where applicable.

COMPATIBILITY OF THE DEVELOPMENT

d. Compatibility of the proposed land use with adjacent land uses; and

e. Compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, bulk, and architectural style; and

f. Compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic impacts, and noise; and

g. Integration of the development into the surrounding area by means of appropriate landscaping, with screening provided by existing and new vegetation and fencing as required; and

h. The proposal protects and preserves matters of public interest such as, but not limited to:

i. historically significant buildings;

j. public access to shorelines, parks, and public and community facilities; and

k. important and significant cultural features, natural land features and vegetation.

SERVICING CONSIDERATIONS

l. The adequacy of sanitary services, water services, and storm water management services; and

m. Contribution of the proposal towards an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services.

MOBILITY CONSIDERATIONS

n. The adequacy of the road network in, and adjacent to, or leading to the development, regarding connectivity, congestion and traffic hazards; and

o. The adequacy of site access as determined by the Traffic Authority; and

p. The ability of emergency services to respond to an emergency at the location of the proposed development; and

q. The adequacy of active transportation infrastructure to support walking and cycling to and from the proposed development; and

r. The provision of off-street vehicle and bicycle parking to prevent significant congestion, nuisance and inconvenience in the area.

ENVIRONMENTAL CONSIDERATIONS

s. Consideration of any previous uses of the site which may have caused soil or groundwater contamination; and

t. Suitability of the site in terms of slope and flood and erosion risk in accordance with Schedule E of the Land Use Bylaw; and

u. Consideration of any anticipated environmental impacts resulting from the development, such as air and water pollution, soil contamination, and potential for the contamination or sedimentation of watercourses. Where Council determines, on the advice of a qualified person, that there is a significant risk of environmental damage from any proposed development, an environmental impact assessment shall be carried out by the developer for the purpose of determining the nature and extent of any impact and no agreement shall be approved until Council is satisfied that the proposed development will not create or result in undue environmental damage; and

v. The application of sustainable design principles and energy efficient technology, including but not limited to renewable energy infrastructure; and

w. Environmentally friendly paving alternatives, provision of alternative transportation parking, integration of landscaping into the design of parking lots, green roofs, etc.

11.4.4 DESIGN GUIDELINES

Council intends to control or influence certain aspects of the Town's built form and the impacts on the public realm by using Design Guidelines in certain areas of the Town. The Guidelines are also meant to educate the public, developers and other stakeholders on the Town's Architectural Heritage and general design principles.

Built form requirements (must dos) are included in the Land Use Bylaw or Development Agreements while the Guidelines are tools (encouragement and guidance) used during the application process to inform specific aspects or entire projects.

Council also recognizes that the Town is never finished and ever evolving and that design and architectural innovation must be accommodated and encouraged. The Design Guidelines and a Map outlining the areas of the Town where the guidelines are applicable, shall be included as schedules to the Town's Land Use Bylaw and aid in the implementation of this plan.

IT SHALL BE THE POLICY OF COUNCIL:

1. To guide the design and appearance of the Town's built form through mapping and guidelines included as Schedules of the Land Use Bylaw.
2. To use the Design Guidelines to inform Town built form projects (buildings, streets, sidewalks, etc), where applicable.
3. To use the Design Review Committee to complement the Design Guidelines when considering Development Applications, as outlined in the Land Use Bylaw.
4. To recognize that the Design Guidelines are used to inform development processes and that they are not prescriptive in nature. Mandatory requirements shall be defined in the Land Use Bylaw and Development Agreements.
5. To regard the Heritage Property Bylaw as the principal means of control for substantial alteration, demolition and other matters under the Heritage Property Act, to registered heritage buildings, streetscapes and areas.
6. To incorporate special provisions in the Land Use Bylaw for the lands where the Design Guidelines are applicable, including how and when the Guidelines and Design Review Committee will be used for different development consideration mechanisms.
7. To require that all developments located within a designated Design Guidelines Area respond to the design principles and guidelines of the Design Guidelines and that the Design Review Committee and a Design Guidelines Checklist be used in certain circumstances, as defined in the Land Use Bylaw and Design Guidelines (Schedules of the Land Use Bylaw).
8. To encourage the preservation of the cultural and built heritage of Wolfville through cooperation with the Wolfville Historical Society and other similar heritage organizations that contribute to a sustainable built heritage in Wolfville.
9. To maintain Town owned registered heritage buildings in a state of good repair and carry out any alterations in a manner which enhances the historic character of the Town.

10. To encourage and enable the use of solar panels and alternative forms of energy for both existing and new buildings located within a Design Guidelines Area.
11. To allow the Development Officer to permit proposals in a Design Guidelines Area, as-of-right or by Site Plan Approval, where the Development Officer is satisfied that the proposed development is consistent with the intent of the this Municipal Planning Strategy and the requirements of the Land Use Bylaw. In considering proposals, the Development Officer may seek the advice and opinion of the Town's Design Review Committee concerning matters defined in the Design Guidelines, including but not limited to the following matters:
    a. the proposal's response to the design review checklist;
    b. aspects where a range of design options may meet the overall intent of the MPS and Land Use Bylaw or where site conditions require some form of negotiation or discretion be applied by the Development Officer in a Site Plan approval situation;
    c. the proposal's architectural design and its compatibility with heritage architectural styles found in the neighbourhood;
    d. the compatibility of the proposal with any abutting registered heritage properties in terms of its height, bulk, and scale;
    e. the location of any proposed parking areas and how well they are screened from neighbouring properties and from the street; and
    f. the suitability of any signage, lighting, fencing, landscaping or other elements.
12. To require the submission of detailed elevation drawings, a site plan, and any other information that the Development Officer and other Town officials deem necessary to evaluate a development proposal in a Design Guidelines Area.

11.4.5 SITE PLAN APPROVAL

Site Plan Approval is a development control tool in the Municipal Government Act that enables a municipality, through its planning process, to negotiate certain site specific items with a developer as a condition of receiving a development permit. The Site Plan Approval process is a way of dealing with site related issues in a less formal way than the typical development agreement process. This is a new process for Wolfville brought into effect through this Municipal Planning Strategy review.

As a planning tool, the Municipal Government Act s.231(4) describes the aspects of an application that can be determined through Site Plan Approval. Council will support the use of Site Plan Approval through the policies of this plan.

The Site Plan Approval process will be used as a tool in Wolfville for applications of a certain scale, to provide greater transparency and clarity for the public and streamline the application process for municipal staff and applicants. In addition, while Council still supports the use of development agreements for significant development applications, the triggers for where and when they are required have been revised in this Plan, in effort to create a better development consideration process where requirements and expectations are clear for all stakeholders. The MGA enables an appeal process, to Council, in applications considered by Site Plan.

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.

11.5 Subdivision Bylaw and Lot Access

The Municipal Government Act and the Provincial Subdivision Regulations set out the basic requirements for information that must be shown on plans of subdivision as well as the essential procedures which must be followed in reviewing and in approving plans of subdivision. The subdivision of land is closely related to the provision of streets and services as well as the orderly progression of land development. Within this framework, the Subdivision Bylaw deals with matters such as lot size, access to lots, the extension of sewer and water lines to any new lots, and the provision of recreation space. The Subdivision Bylaw must be closely linked to the Land Use Bylaw, especially in the matter of lot size and access to lots.

IT SHALL BE THE POLICY OF COUNCIL:

1. To adopt a Subdivision Bylaw, setting out specific requirements to implement this Municipal Planning Strategy.
2. To specify in the Land Use Bylaw minimum lot areas and frontages required for new lots created by subdivision within the various zones established by the Land Use Bylaw.
3. To provide that all new lots created by subdivision shall satisfy the requirements for lot area and lot frontage as specified in the Land Use Bylaw, with the following exceptions:
   a. lots created by the consolidation of two (2) or more lots;
   b. lots which, having been expanded or made larger, but are nonetheless below the minimum requirements;
   c. lots created around a main building, where the main building was built or placed on the land prior to April 16, 1987, the date of validation of real property transactions under the Municipal Government Act, and where the lot is serviced with central sewer and has a minimum lot frontage of 6 metres (20ft) on a public street;
   d. two lots created where the lot dimensions and area are not less than 90 percent of the required minimum in accordance with section 279 of the Municipal Government Act.
   e. new lots created through a Development Agreement process.
4. To specify in the Land Use Bylaw the uses of land and the location of structures permitted upon lots in the various zones and enable those uses and structures on lots which do not meet the minimum requirements for lot area or lot frontage or both, provided:
   a. such undersized lots were created prior to April 16, 1987, the date of validation of real property transactions under the Municipal Government Act; or
   b. such undersized lots were created after 16 April, 1987, the date of validation of real property transactions under the Municipal Government Act, by any instrument to which the Municipal Government Act does not apply.
5. That prior to approval of a Final Plan of Subdivision, the subdivider fulfill the open space dedication requirements in accordance with MPS Section 6: Parks and Open Space.
6. To work toward including in the Subdivision Bylaw 'Municipal Specifications' that outline requirements for the construction of sanitary sewers, storm water drainage, and water supply systems to service new lots created by the subdivision of land.
7. To work toward including provisions for the establishment of infrastructure charges, pursuant to Section 274 of the Municipal Government Act.
8. To enable Flag lots in accordance with the Land Use Bylaw.
9. To enable variation to lot frontages, as outlined in the Land Use and Subdivision Bylaws.

11.6 General Development

11.6.1 NON-CONFORMING STANDARDS

Non-conforming standards address how to treat land use, structures and other features of development that were legal when established, but are no longer permitted under current Land Use Bylaw regulations. These standards allow for certain "grandfathering" of nonconformities, while prohibiting or strictly limiting the expansion, renovation or reconstruction of the development in an effort to protect the overall interests of the community.

IT SHALL BE THE POLICY OF COUNCIL:

1. To regulate non-conforming structures or uses in accordance with Sections 238 – 241 of the Municipal Government Act.
2. To prohibit the recommencement on a non-conforming development that has been discontinued for a period of one (1) year or more.
3. To consider expansion, alteration, or extension of non-conforming uses or structures only by Development Agreement.

11.6.2 VARIANCE

Section 235 of the Municipal Government Act allows the Development Officer to grant variances in circumstances where a proposed development may not be able to meet the requirements of the Town's Land Use Bylaw or a development agreement. A variance is a relaxation of certain zoning requirements where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the zoning requirement would result in unnecessary and undue hardship.

IT SHALL BE THE POLICY OF COUNCIL:

1. To allow the Development Officer to grant variances in accordance with Sections 235-236 of the Municipal Government Act and the Land Use Bylaw.
2. To allow the Development Officer to grant variances to sidewalk cafe provisions established in the Land Use Bylaw.

11.6.3 ACCESSORY BUILDINGS AND STRUCTURES

An accessory structure is a structure or building that is normally incidental, subordinate, secondary or ancillary to the main use, structure or building and is exclusively devoted to that main use, structure or building and located on the same property. Accessory structures may include but are not limited to storage buildings, warehouses, garages, pools, sheds, mechanical buildings, workshops, and gazebos. Town Council recognizes the demand and need for various accessory structures in town, but also recognizes the need to limit their impact on adjacent properties, particularly in residential neighbourhoods.

In an effort to promote the use of affordable housing alternatives, and to promote the concept of "aging in place", Council shall permit the use of accessory buildings as dwelling units in residential neighbourhoods where the zoning so provides. Accessory structures may also be used for small-scale business uses permitted, where the zoning provides (restricted in the R-1 zone).

IT SHALL BE THE POLICY OF COUNCIL:

1. To regulate the use, size, number and location of accessory structures in the Land Use Bylaw.
2. To enable in certain zones, the use of an accessory building as a dwelling or other compatible use such as home based businesses or studios.

11.6.4 LANDSCAPING AND FENCING

Sensitive landscaping can reduce the negative impact of new development on nearby properties and can improve the living environment such as preventing erosion, controlling dust, screening unattractive elements, or managing other development issues. Fencing is valuable for a variety of purposes including privacy, screening, security and aesthetics. Council recognizes that landscaping and fencing can also produce negative impacts if left unregulated. As a result, Council has established policies to manage these issues.

IT SHALL BE THE POLICY OF COUNCIL:

1. To require landscaping in all development subject to site plan approval and development agreement, in order to enhance or preserve the character of the areas, to provide screening and buffers, or to reduce conflict with surrounding land uses.
2. To use the Design Guidelines for landscaping and fencing requirements for development located in a Design Guidelines Area.

3. To encourage the use of native plant species and plants selected for their water efficiency in all landscaping proposals.
4. To limit the area of impermeable surfaces in all residential development permitted as-of-right in order to reduce heat-island effect and to promote the natural infiltration of stormwater, in accordance with the Land Use Bylaw.
5. To encourage the development of green roofs as part of all commercial, industrial and multi-unit residential development, in accordance with the Land Use Bylaw.
6. To regulate the height and location of fencing in all zones, in accordance with the Land Use Bylaw.
7. To require fencing for the screening of storage areas that contain unsightly materials, in accordance with the Land Use Bylaw.
8. To require fencing in any development permitted by site plan approval and development agreement, where Council believes fencing will help preserve the character of the area, provide necessary screening, or help to reduce potential conflicts with surrounding land uses.

11.6.5 OUTDOOR LIGHTING

Outdoor lighting, useful for safety and security reasons, can create a nuisance if it is improperly directed. Excessive lighting can also contribute to light pollution and increased energy use. Where lighting is proposed in a development, consideration will be given to the type and location of lighting and its proper installation to avoid interference with nearby properties.

IT SHALL BE THE POLICY OF COUNCIL:

1. To regulate the type and location of outdoor lighting in all new developments in order to minimize the energy used by lighting fixtures and reduce the impact lighting creates on properties in the surrounding area.

11.6.6 SIGNAGE

Signs and public displays of advertising are a component of many types of development. Signs have the potential for creating public nuisance and hazards. Signs are also a subject of frequent debate because they raise concerns about appearance, maintenance standards and compatibility with nearby architecture and neighbourhood character. This Municipal Planning Strategy intends to regulate signage to help ensure traffic safety and to promote positive community aesthetics.

IT SHALL BE THE POLICY OF COUNCIL:

1. To prohibit signs that create hazards to traffic or pedestrians, constitute a public nuisance, or are incompatible with the character of Wolfville, in accordance with the Land Use Bylaw and Design Guidelines.

2. To regulate the height, maximum area, illumination and location of signs throughout the town in order to minimize hazards and nuisances, in accordance with the Land Use Bylaw and Design Guidelines.
3. To control the impact of signs on the landscape, streetscape and skyline; and ensure that the nature, size and location of signs permitted in the various zones are appropriate and compatible with the character of the areas within those zones, in accordance with the Land Use Bylaw.

11.6.7 TEMPORARY DEVELOPMENT

A variety of temporary uses and structures will be permitted in all zones when operated on a temporary basis. Examples range from model suites associated with development projects, large tents, markets, fairs, festivals and more. The types of temporary uses permitted shall vary according to zone type, to ensure that existing residential neighbourhoods are not adversely impacted.

IT SHALL BE THE POLICY OF COUNCIL:

1. To regulate temporary uses and structures in accordance with the Land Use Bylaw.

11.6.8 OUTDOOR STORAGE + DISPLAY

Outdoor display of goods for sale and the outdoor storage of raw materials, supplies and equipment can be unsightly and create nuisance and hazards. In order to reduce the impact of this type of land use, controls will be placed on outdoor storage and display.

IT SHALL BE THE POLICY OF COUNCIL:

1. To regulate the outdoor display and storage of goods and materials in all residential and commercial areas, in accordance with the zoning provisions and the abutting zone requirements of the Land Use Bylaw.

11.6.9 TELECOMMUNICATIONS INFRASTRUCTURE

Industry Canada is the federal licensing authority for all forms of telecommunication facilities. Health Canada provides advice on safe levels of exposure to radio frequency fields to Industry Canada. Industry Canada requires that all radio stations/communications towers are operated within the guidelines established by Health Canada. The Federal Government does recognize that municipalities may have an interest in the location of antenna structures and has therefore instituted a policy to allow for community review and comment. The intent is that municipal concerns may be taken into consideration when determining whether to issue a license or any conditions that may be imposed.

In an effort to inform citizens and landowners of any such proposed infrastructure within town limits, upon notification of intent of the proponent to construct such utilities, the Town will notify all adjacent landowners and advise them of the proposal details, the proponent, and the Federal agency responsible for regulating the industry.

IT SHALL BE THE POLICY OF COUNCIL:

1. To notify landowners within 305m (1,000ft) of the location of a proposed communications facility with the following information:
   a. The intent of the proponent; and
   b. The relevant details of the proposal; and
   c. The contact information for the Federal authorities responsible for regulating the proposed infrastructure; and
   d. The procedure involved in processing such applications; and
   e. Details on how the general public can influence the decision making process.

11.7 Public Engagement

A Municipal Planning Strategy is the articulation of a community's values and principles regarding future growth and development. Council commits to ensuring that the MPS is informed and guided by the process where the public is engaged in meaningful and effective ways.

Council adopted a Public Participation Program and has designed a development approval process that provides for clear expectations and outcomes. Emerging technologies are allowing for even more engagement of the public in new and different ways, all with the goal of informed and progressive development policies that will allow Wolfville to grow and prosper toward an agreed upon vision for the future.

The Municipal Government Act identifies various types of development control techniques available to municipalities to regulate and plan for future development. The MGA recognizes that community engagement is required for the approval of policies that guide specific regulations. Council also recognizes that public engagement is essential in effective and transparent decision making and that public education and awareness of policy and development decisions is important.

IT SHALL BE THE POLICY OF COUNCIL:

1. To adopt an updated Public Participation Program policy with the adoption of this Municipal Planning Strategy, consistent with the Municipal Government Act, to outline notification requirements for Development Agreements, MPS and Land Use Bylaw Amendments, and for Site Plan approval.
2. To work on an improved Public Engagement framework for the Town and make amendments to this plan, if warranted, once this Public Engagement Framework has been adopted by Council.
3. To adhere to all public engagement (e.g. development notification and other planning requirements) as outlined in the Municipal Government Act and establish clear processes that enable additional public input, where appropriate.
4. To consider a Public Information Meeting as an initial step in Development Agreement and Amendment applications to provide an early opportunity to identify issues and outline policy and process for all stakeholders.
5. To strive for plain language in documents to ensure process is understood by all stakeholders.

11.8 Neighbourhood Commercial Development Incentive Program

In May of 2016 the Province of Nova Scotia passed "Bill 177" enabling Nova Scotia Towns to phase-in commercial assessment increases over a period, not exceeding 10 years, in an area designated in the Municipal Planning Strategy. Council wishes to incentivize the creation of more mixed-use, walkable neighbourhoods by designating Neighbourhood Commercial (C-2) zoned properties for eligibility for a phased-in commercial assessment increase, as defined in a Bylaw dedicated to this incentive program. Core Commercial C-1 and Core Commercial Large Format C-3 properties, may also be eligible subject to the incentive program Bylaw and Council approval. Figure 11.1 below depicts the properties where this incentive would be applicable, after a Bylaw to enable the incentive program is adopted by Council.

IT SHALL BE THE POLICY OF COUNCIL:

1. To establish the Neighbourhood Commercial (C-2) zone as an area eligible for commercial development incentives, in the form of phased-in commercial assessment, as shown on Figure 11.1.
2. That certain C-1 and C-3 zoned properties may be eleigible for the development incentive program, under certain circumstances, as defined in the development incentive bylaw and approved by Coucil.
3. To automatically update Figure 11.1 of this Municipal Planning Strategy when a property has been successfully approved for a rezoning to the Neighbourhood Commercial (C-2) zone, pursuant to Policy 11.4.1 of this plan.

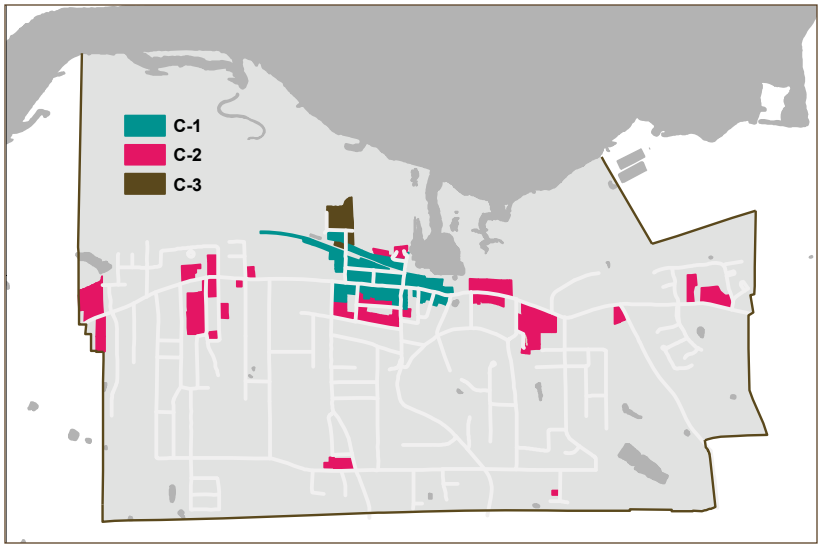


Figure 11.1—Neighbourhood Commercial Development Incentive Program

PART 12

MONITORING and REPORTING



12.0 Evaluating the Planning Strategy

As the town continues to grow and change over time, it is necessary to regularly review the Town's growth strategy to ensure that it continues to reflect the priorities and objectives of the community and Council. To monitor and evaluate progress, priorities within this Plan should be broken down by metrics to track progress and measure success while also revealing possible constraints to the goals of the Town. While some goals and metrics may be more influenced by external forces, only by monitoring the progress of this Plan and adapting can we evaluate this planning strategy effectively.

To do this, Council aims to "measure what we treasure" and focus on achieving the community goals we value.

IT SHALL BE THE POLICY OF COUNCIL:

1. To work on formalizing a more robust Measuring and Reporting framework for the Town, with a focus on Quality of Life, and using the Canadian Index of Wellbeing, work of GPI Atlantic or other relevant resources/tools as a guide in measuring and tracking our actions moving forward.
2. To review the Municipal Planning Strategy in accordance with Section 11 Implementation, and:
   a. Consider a housekeeping review 1 year after implementing this strategy.

Core Concept



Figure 12.1—The Canadian Index of Wellbeing

Traditionally, much of the information used to make decisions that affect our daily lives have been based on economic data. Those data are not wrong – they are just incomplete.

With this initiative, we are working to advance a comprehensive framework for measuring and improving the daily lives of our people.

Perhaps we will find that "we are richer than we think". Undoubtedly, we will find room for improvement…

Engage NS – Quality of Life Initiative

PART 13

SCHEDULES

1. FUTURE LAND USE MAP

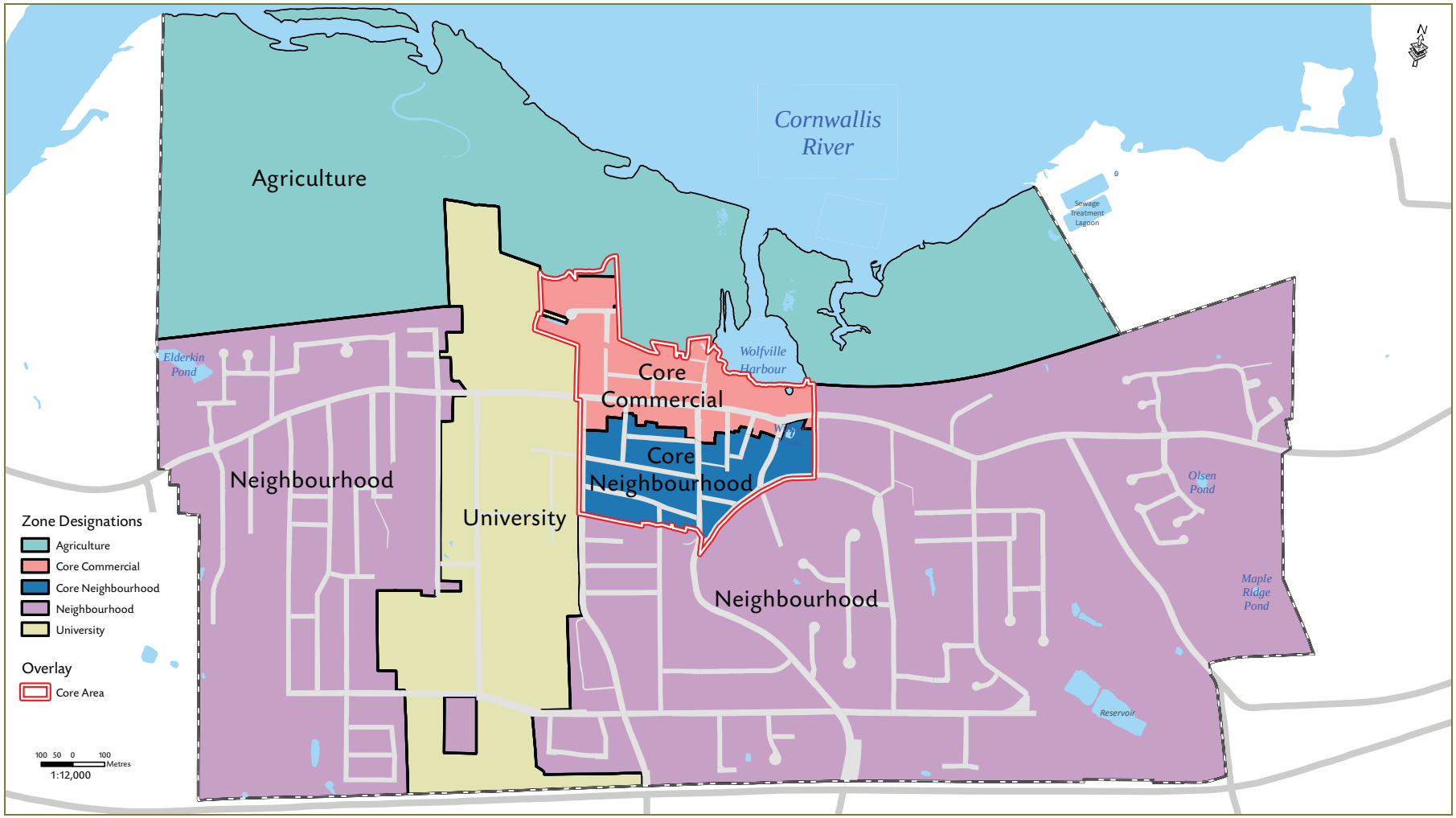


Figure S1.1—Future Land Use Map

2. FUTURE STREETS MAP

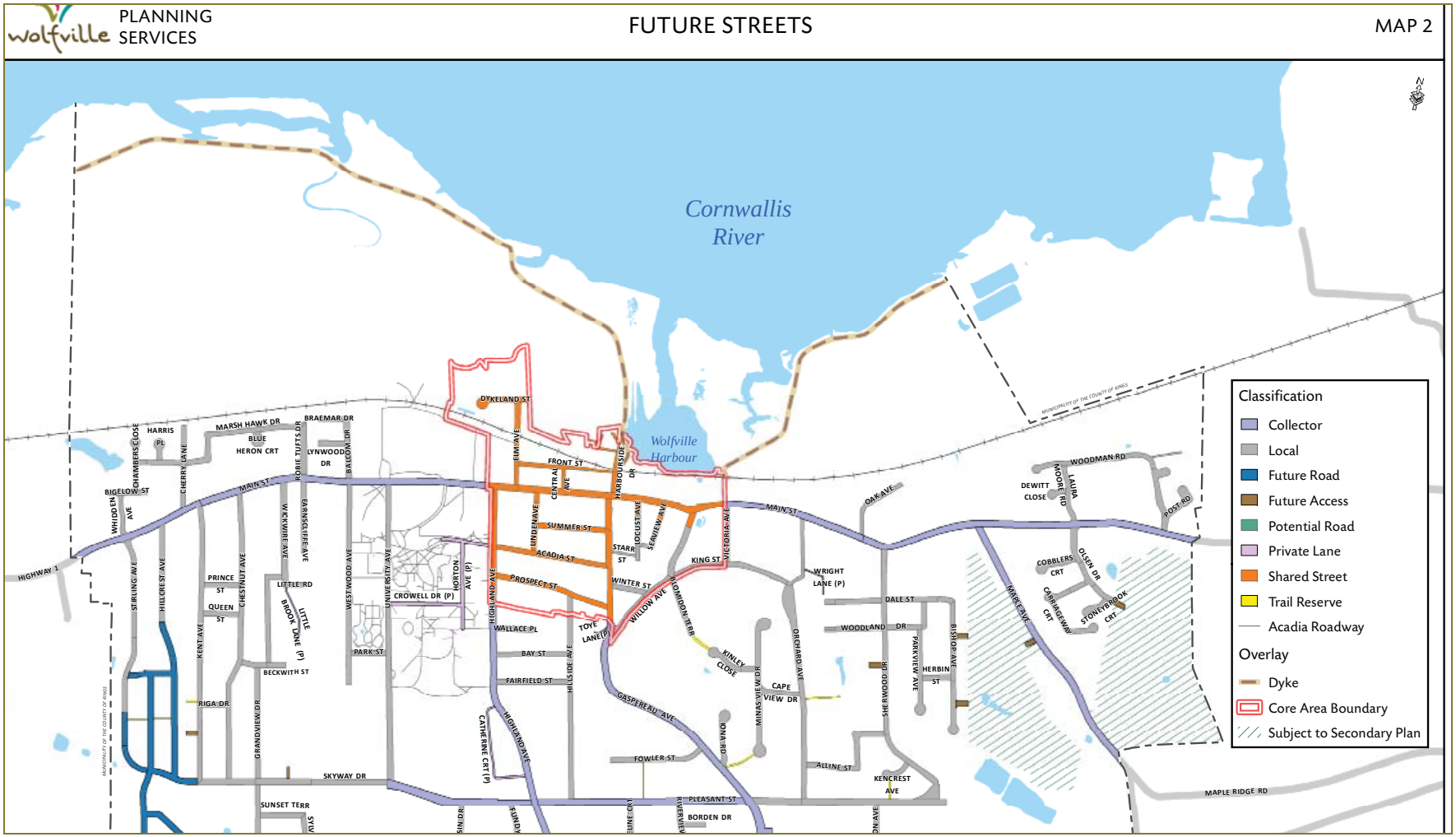


Figure S2.1—Future Streets Map

3. FUTURE PARKS AND TRAILS MAP

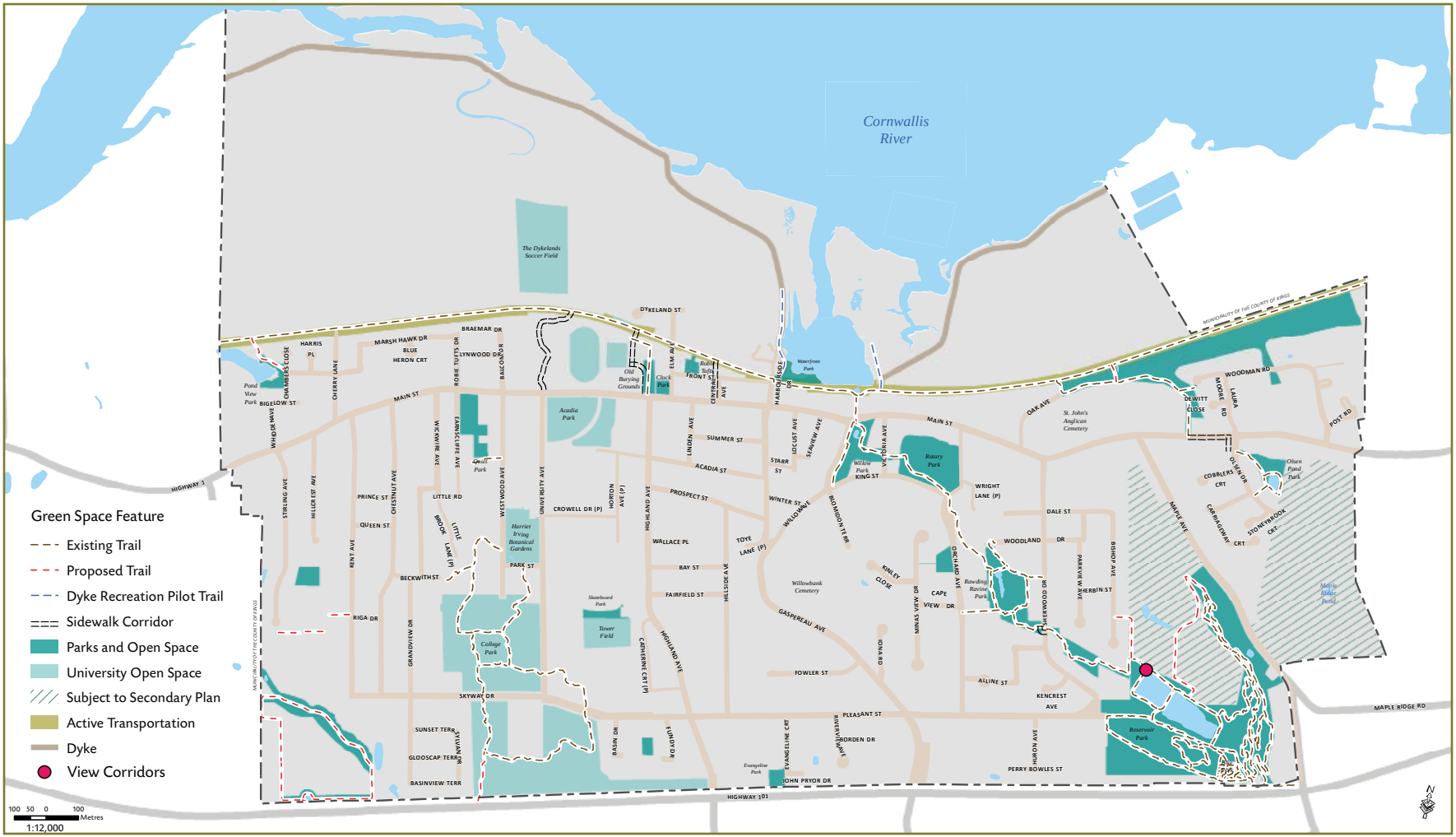


Figure S3.1—Future Parks and Trails Map

4. COMMUNITY PROFILE and HOUSING NEEDS

1) COMMUNITY PROFILE

A) LOCATION & GEOGRAPHY

The Town of Wolfville is situated in Kings County at the head of the Annapolis Valley where the Cornwallis River empties into the Minas Basin and the Bay of Fundy. The town's diverse typography ranges from the low lying dykelands built by the Acadians to steep hillsides that offer magnificent views of Cape Blomidon and the Minas Basin. Residential development has tended to be built on the southern hillside portion of the Town while the more mixed-use, commercial and limited industrial uses have been concentrated on "the flats" spreading east and west from the core area adjacent to the harbour and agricultural land that occupies the northern extents of the incorporated Town boundary.

The Town has a geographic area of approximately seven square kilometres and is surrounded beyond the Town boundary by orchards and agricultural land that acts as an agricultural 'green belt' that contributes significantly to the sense of arrival and the overall sense of place that the Town provides (additional map).

B) COMMUNITY & CULTURE

It is the intricate combination of geography, culture and history as exhibited in the built heritage, community events and institutions, along with the landscape of the Town environs that make Wolfville such a unique place to be.

Wolfville is home to Acadia University and is the regional educational and cultural centre of the Annapolis Valley. Wolfville has developed a reputation for being a welcoming place to newcomers and a hub of artistic activities and cultural events.

The strong ties that exist between Acadia University and the Town lend themselves to a culture supportive of learning, creativity and community involvement. There is a strong interconnection between the culture of a community and its economic life. Council recognizes this connection and supports efforts to strengthen Wolfville's cultural diversity for the

Figure S4.1—Map of Wolfville and Area



benefit of community vitality. Community culture, diversity and vitality are an integral component of social and cultural sustainability.

C) LAND USE

The Town of Wolfville covers 664 hectares of land. Of this total area the highest percentages of land use are for residential (49%), agricultural (26%) and institutional/university (12%). Figure S4.2, from the 2013 Vital Signs illustrates the Town's overall land use breakdown.

Most of the Town's land (49%) is used for residential purposes. Combined with Commercial (6% combined), Residential and Commercial zones are the main revenue source for the Town. Infill opportunities, large tracks of vacant land and a commitment to mixed compact neighbourhoods present opportunities to better utilized the Town's residential lands and meet our housing needs. 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.

The Town has a clear lack of commercial land as a percentage of the overall land use mix (4% combined), compared to Nova Scotia's recommended 10%, and a large amount of green or agricultural land (33% when Agricultural, Rail-Corridor, and Parks are combined) This presents zoning challenges and difficulties in attracting new business and additional tax base. This plan looks to address these challenges by creating additional opportunities for economic development and commercial in strategic locations, in the Core Area and along Main Street.

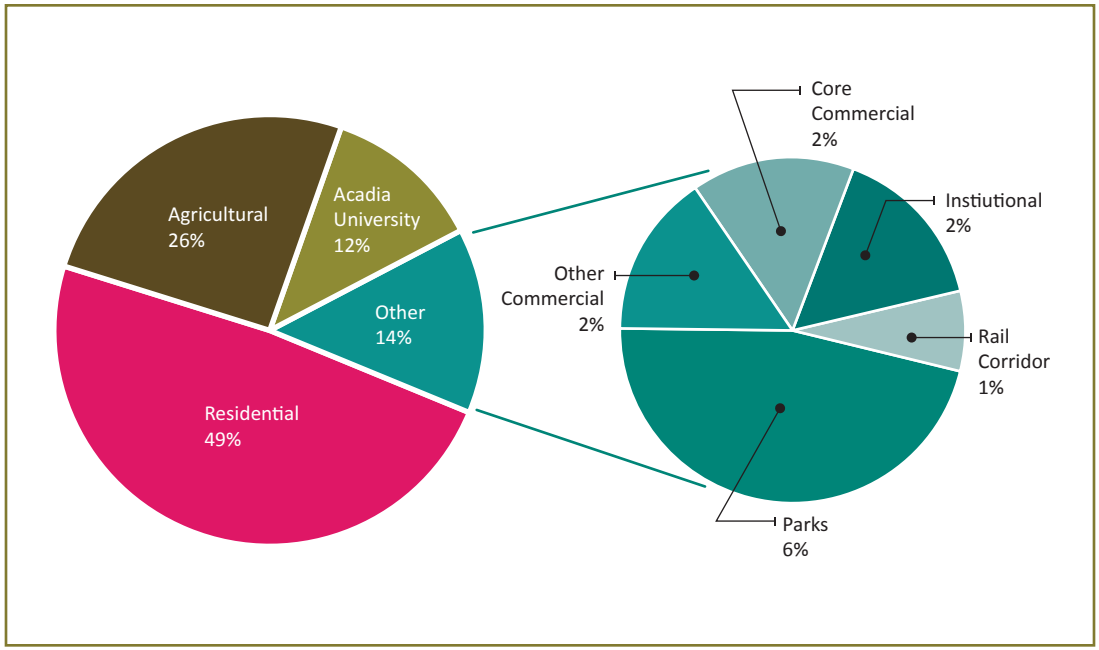


Figure S4.2—Land Use Breakdown

Acadia University is the Town's largest land owner and partner in the Town's economic prosperity. This plan looks to better articulate the University's land uses and better enable opportunities for the University to utilize their lands for the betterment of the overall region.

D) POPULATION

According to the 2016 census, Wolfville has 4195 residents. From 1986 – 2016, Wolfville has seen a population growth of 3.9 %, above the average of 0.9% for Nova Scotia over the same period. The population growth in Wolfville has slowed recently, becoming -1.7% between 2011 and 2016, while Nova Scotia's has become .2%. In contrast, Halifax's growth rate has risen to 3.3% with an influx of Canadians to urban areas. Wolfville's decreasing growth is in spite of increasing numbers of dwelling units through development, and may be related to the need for temporary housing to accommodate students, retirees and visitors to the area.

> *"The first of the baby boomers have turned 70. By 2030 – a little more than a decade away – more then one in four Nova Scotian's will be aged 65 and over. Longer life expectancies and lower birth rates mean that, from now on, our population will be older."*
>
> *SHIFT – NS Action Plan for an Aging Population, Spring 2017*

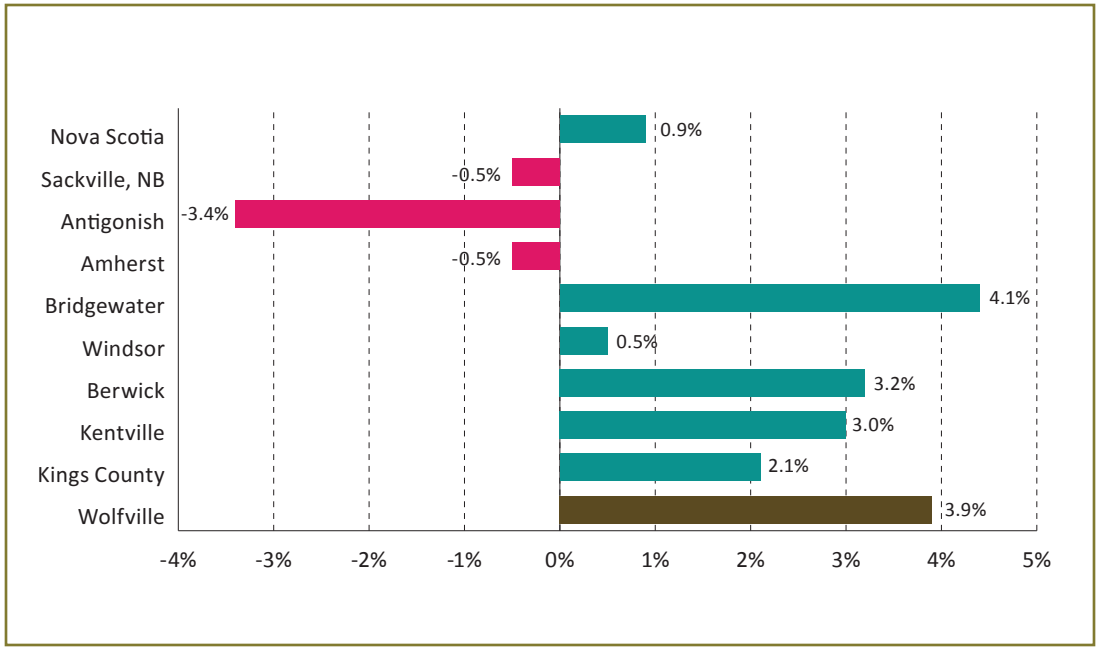
There have been two periods of extremely rapid population growth for Wolfville in recent history - from 1991 to 1996 (10.3%) and from 2006 to 2011 (13.1%). The most recent high growth period seems to stem primarily from in-migration, both immigration and inter-provincial migration.

Although Wolfville's overall population numbers have been steadily growing, the demographic trends within this growth are increasing numbers of older residents and fewer young people.

Age Characteristics

The population of Wolfville is aging. The 2016 census showed the median age in Wolfville as 46 years, an increase from 42.7 years in 2011 and 41.2 years in 2006. The 2016 census showed that 27.4% of Wolfville's population is 65+ (and 40.6% of the population is 55+). Only 9.4% of the Wolfville population is 0-14 years of age, lower than the provincial average and neighbouring communities.

Figure S4.3—Average Population Growth Statistics Canada (1986–2016)



The Town's population and demographic profile, particularly in the 18-25 demographic, changes dramatically during the academic year when approximately 4000 Acadia University students join the town's permanent residents. Figure S4.4, outlines the Town's 2016 census population profile, displaying how roughly 1/3 of our population is over 65, and ½ is between 18 and 25. This profile does not include the estimated 1500 Acadia Students living on-campus, or those who do not self-identify as permanent residents on census data. When we consider that population, there has constantly been an estimated 2 people of university age for every one who is not during the fall and winter seasons.

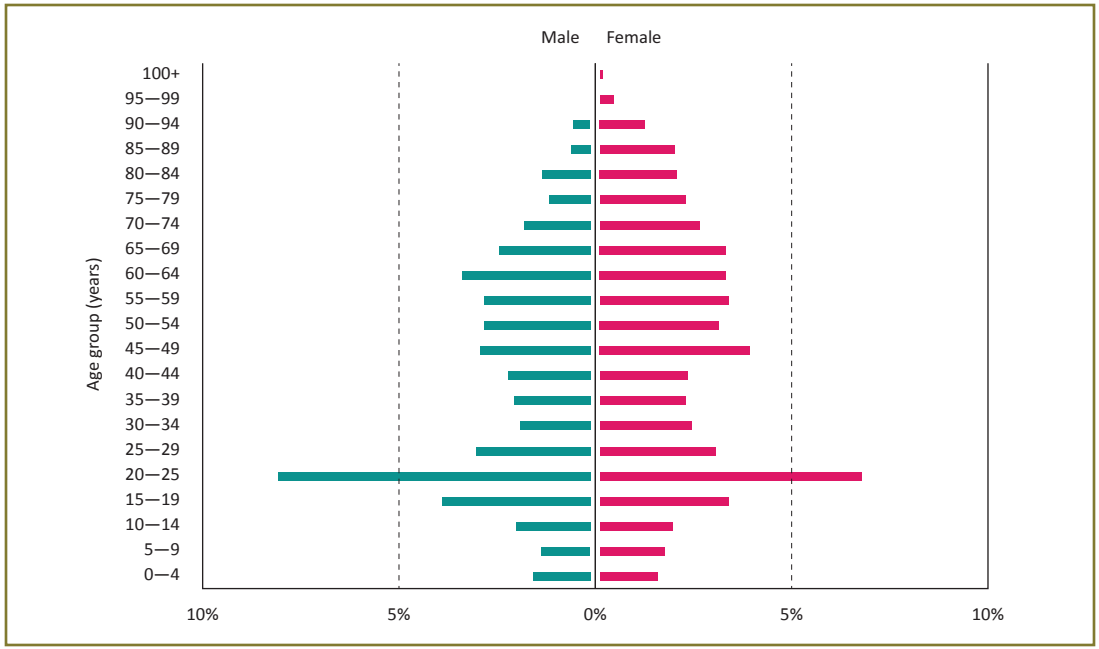
> *The One Nova Scotia Report makes it clear that the province needs to achieve higher rates of attraction and retention of both inter-provincial and international immigrants to grow the population, increase the number of entrepreneurs, and renew the labour force.*

In-Migration

At 12% in 2016, Wolfville had a higher proportion of non-Canadian citizens than Nova Scotia (6%) averages. This has been increasing since 2006, yet is not at the Canadian rate of 20%. it is a positive indicator, according to the One Nova Scotia call to action, which recommends that the province strive for higher rates of international immigrants to grow the population. Wolfville's growth is aligned with provincial priorities. Most immigration to Wolfville is inter-provincial and is likely based on lifestyle and education choices rather than employment opportunities.

The One NS report goals articulate the importance of inter-provincial migration, international immigration and the retention of international students as key metrics in measuring the success of our province moving forward. Of the approximately 4000 students at Acadia University, 37% are not from eastern Canada (vital Signs report, 2013), presenting an opportunity to make strides toward One NS report population goals.

Figure S4.4—Wolfville Population Pyramid Statistics Canada (2016)



Natural Increases

The total fertility rate is a measure used to approximate the number of children a woman has. It is a measure of a population's ability to replace itself. Total fertility rates below 2.1 indicate declining populations unless there is in-migration to off-set this. In 2009, Nova Scotia's total fertility rate was -1.2, one the lowest in Canada.

Given the age characteristics of the area, it is safe to assume that the total fertility rate in Wolfville will not increase substantially in coming years and in-migration is critical to sustaining our workforce.

Population Forecast

Some projections indicate a potential population of 5,535 people by 2036, from 4195 people in 2016, representing an increase of 1340 people, an annual population growth of 1.7%, or 74 people per year.

Wolfville's population growth is primarily limited by the number, and quality, of housing units available. 74 people per year represents an estimated increase of 36 dwelling units per year, yet the average annual number of dwellings increased per year, based on data between 2003 and 2012, is 26 (Vital Signs, 2013), or 52 people per year, which represents a population growth of 1.2%.

Based on average annual increases in the number of dwellings, a more likely population projection for Wolfville's 2036 population is 5131. Wolfville will face a declining workforce as the portion of residents reaching retirement age (65+) nears 40%. This will result in declining rates of labour participation as the portion of Wolfville residents in the workforce drops from 55% (2016) towards 25% (2036 estimates). Wolfville faces challenges around economic growth, accessibility, affordability, and equity that parallel challenges in other Canadian cities. These challenges are exacerbated by baby boomers' "early adoption" of Wolfville as a retirement town and our population continues to "tip" towards retirees for the near future.

Community strategies to ensure Wolfville retains a youthful and migrant workforce will be important to achieving economic and population growth into the future while providing services for those age-related barriers.

E) EMPLOYMENT, ECONOMIC DEVELOPMENT & EDUCATION

As the home of Acadia University, Educational Services is the largest employment sector in Wolfville, representing 21% of total employment in the Town. 15% of employment is based in Health Services, and 12% of employment is centered on Accommodation and Food Services. Retail and Administration sectors each contribute 8% of employment (2016 Census).

> *A healthy economy is the engine of prosperity. Quality of life, in all its aspects, is greater for all residents when the economy is strong. Businesses and residents have greater resiliency when the economy is robust and vibrant*

Economic Development and Tourism

Wolfville's downtown has continued to thrive and be a desirable location for new business due to the presence of Acadia University, the central location of health services and the proximity of popular tourism destinations. The town has positioned itself as a professional service destination with unique "boutique experience" retail, accommodation and food services and has become the centre of many movements, shaping a progressive reputation with memberships and associations in movements such as Transition Town, Cittaslow, Fair Trade, and Slow Food. Wolfville is also a "jumping off" point for wine and culinary experiences in the wider region, and a convenient access point for visitors to Nova Scotia landmarks such as Blomidon, Cape Split, Peggy's Cove, the South Shore and Halifax. Council acknowledges the opportunity of our existing Town brand and through this plan is poised to enable additional economic development opportunities, particularly around Tourism.

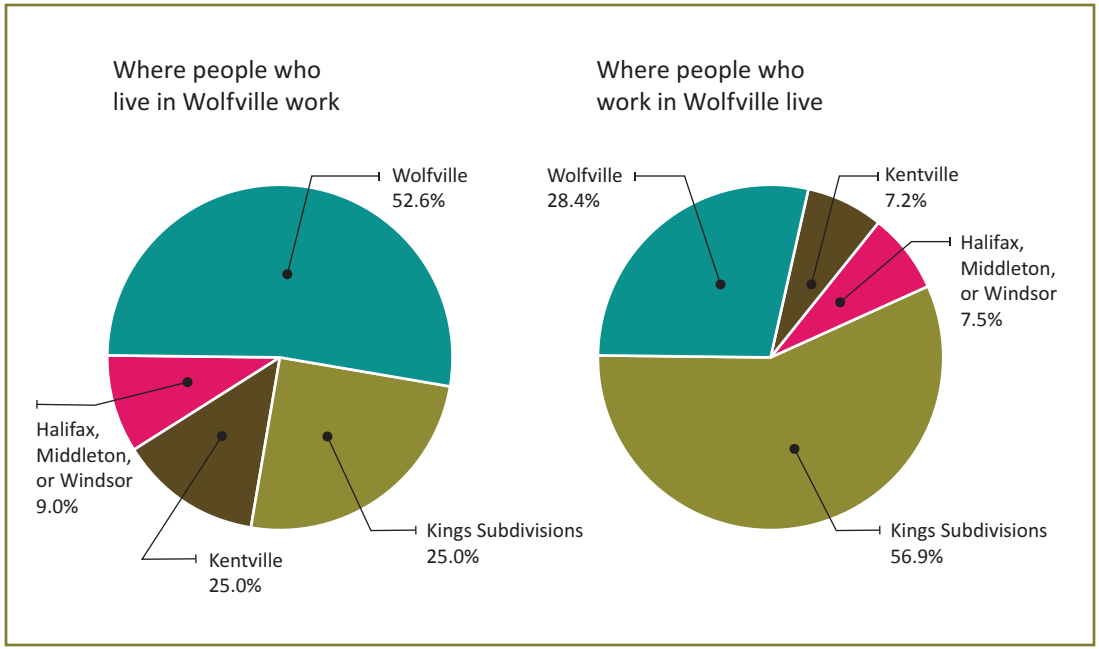
> *In 2016, the Town's Visitor Information Centre had 14,320 visitors in 2016 which was the best year in history for tourism visitors (2.2 million) and revenue ($2.6 billion) in Nova Scotia. Tourism expansion is a key goal identified by the One Nova Scotia Commission (OneNS.ca).*

The partnership and unique relationship that exists between the Town and the University offers Wolfville residents and visitors unique opportunities to enjoy the offerings, ideas and events that the University offers to the Town and the region. The innovation and creativity that exudes from the University population, academic-industry partnerships, and sporting events have clear economic spin-offs and exposure that Council recognize and will continue to support a high quality of life for all those who take the time to enjoy Wolfville.

Employment and Travel Mode

There are an estimated 3600 jobs are located in Wolfville (Vital Signs 2013 + 2016 Census Data). Most people who work in Wolfville live in King's County (56.9% of workers, or 2059 people), 28.4% of Workers in Wolfville live in Wolfville (1019 residents) and 14.5% live elsewhere (Vital Signs, 2013).

Figure S4.5—Wolfville Labour force by origin



An estimated 490 Wolfville residents in the labour force (25%) work in Kings County, followed by 264 who work in Kentville. Fewer than 196 people living in Wolfville commute to HRM or other communities (Vital Signs, 2013).

An encouraging statistic is that 1019 people, 28.3%, of Wolfville residents use active transportation (walking, biking) as part of their daily commute, compared to 6.8% provincially and 5.7% nationally who walk to work. These active-residents are primarily located in the Marsh Hawk Drive area, and near Acadia University. 67.3% of Wolfville residents use their car for their daily commute, including to our Downtown Core. Provincially, 84.3% of Nova Scotian's drive.

Labour Force and Incomes

The labour force participation rate for Wolfville residents over the age of 15 surveyed was 55% in 2016, or 1960 residents in Wolfville are actively working or seeking work. 45% of residents, 1595 people, are not participating in the labour force. People not in the labour force include those who have never worked (e.g. young people, students), those who have left the workforce (e.g. retirees), and those who have not worked, and have not sought work in more than 1 year (e.g. stay at home parent, some disabled persons). Of the 1960 persons actively working or seeking work, 300 persons were unemployed representing an unemployment rate of 15.3%, contrasting the provincial unemployment rate of 10.0%. Approximately two-thirds of the labour force were employed part time (or part of the year only) In 2016. Only an estimated 795 Wolfville residents worked full time, year-round. 8% of the labour force in Wolfville was classified as self-employed, similar to the provincial level of 9%.

The median income of a Wolfville resident employed full-time was $38,784 and is slightly lower than the provincial median of $47,665. Median household income for Wolfville households was $53,362, compared to provincial median of $60,764.

An estimated 17-30% of Wolfville residents can be measured as "Low Income" based on provincial Low-Income Cut-Off calculations, compared to provincial averages of 9-16%. These residents may be students, retirees, unemployed, or underemployed in part-time positions, and likely face challenges with one or more of: dwelling quality, food quality, transportation options, having difficulty saving money for the future, or spending long-term savings on monthly living costs.

Education Levels and School Health

In 2016, 66% of the population in Wolfville, 2340 people, has some form of post-secondary education compared to the provincial average of 55%. 480 people have a non-university certificate or diploma, 65 people have university education below a bachelor, and 1650 people, 46% of all Wolfville residents surveyed, have a bachelor's degree or above. The provincial portion of residents with a bachelor's degree or above is 21%. Only 150 people, 4% of Wolfville residents, are educated in apprenticeship or trades, less than one-half of the provincial average (9%).

In addition to the University, the Town is home to a public elementary (P-8) school – Wolfville School - and a private

school – Landmark East. From 2005-2006 to 2012-2013, total enrollment in P-8 grade levels at the Wolfville school declined 107 students, from 430 to 323 students (Vital Signs, 2013). In 2016, the school had 280 students in grades P-8 (AVRSB). The decline seen in Wolfville is 3 times that of the district and province. Although the catchment area for the school extends beyond the Town boundary, there is a relationship between our school enrolment, land use patterns, and housing choices – especially when compared to neighbouring communities of Port Williams, Windsor, New Minas, Kentville, and Berwick. Enrolment at the school will prove to be a key measure for housing policies of this plan.

F) INFRASTRUCTURE AND ASSET MANAGEMENT

The Town of Wolfville constructs, owns and manages extensive municipal infrastructure and services that are required to meet our basic human needs. This includes infrastructure for water, water treatment processes, storm sewers, sanitary sewers, and sanitary treatment processes, along with our road networks, trail systems, parking lots, parks and open spaces.

The Town has embarked on an asset management planning process and is a key component, along with this MPS, of the Town's future viability and success (see Asset Management Section of document).

2) OUR HOUSING NEEDS ASSESSMENT

As part of the process to create this plan, the Town has gathered information to assess housing needs and priority groups in the Town. The Nova Scotia Department of Health conducted a Housing Needs assessment, Precarious Housing and Homelessness stud, in early 2018. This assessment is focused on the non-market end of the housing continuum. This assessment has been included where applicable.

Current Housing Supply

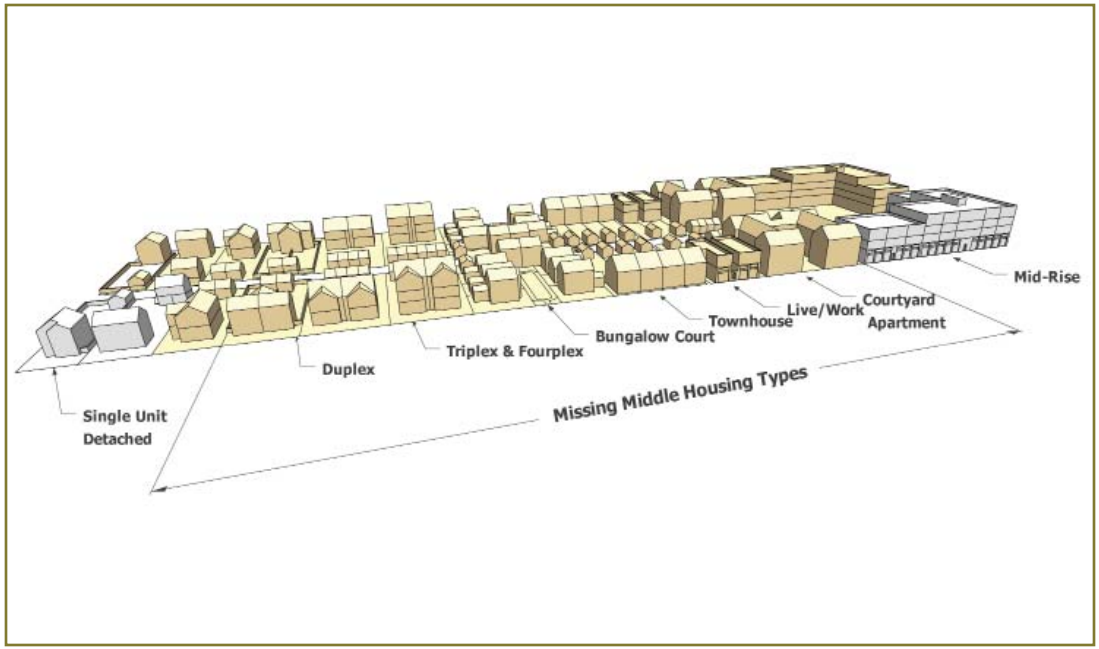
According to the 2016 Census, the largest portion of dwelling units in Wolfville are apartment units (46%), followed by single-detached houses (41%), row houses (4.8%), duplexes (4.6%), and semi-detached houses (4.6%). These percentages demonstrate the Town's clear lack of "missing middle" housing in the form of ground-oriented town/row housing, semi-detached and duplex dwellings. This is similar to trends across Nova Scotia and Canada. The large portion of single-detached houses result in fewer total living units available, and few developers willing to undertake building low-cost affordable housing, instead developers focus on creating dwellings targeted at the more affluent stream. Figure S4.6 illustrates examples of the "missing middle" housing types between single detached dwellings and apartment buildings.

The 2016 Census indicates of the 1975 occupied, private households in the Town, 78% are 1 or 2 person households while 3, 4 and 5+ person households account for the remaining 22%. The average household size in Wolfville is 2 persons (2016 Census). The trend to smaller households points to the need for smaller units and lot sizes to provide appropriate housing choice in the Town.

> *The average square footage of living space in the Town is 2,016ft² second to only the Town of Annapolis Royal (2,049ft²) in the province. PVSC, dataZone*

Contributing to our current housing supply and mix, Wolfville has averaged 31 new residential dwelling units per year since 2006 with a peak year in 2013 of 155 new dwelling units and only 9 new dwelling units in 2008. Since 2011, the clear trend

Figure S4.6—Missing Middle Housing Example



has been toward apartments or multi-unit construction. This parallels the increase in population that Wolfville has experienced over the same time period. This likely means that most of Wolfville's new residents are moving into newly developed, apartment-style dwellings. It is important to note that this does not necessarily mean these are all rental properties, or affordable housing options.

Acadia University enrolment and residency occupancy levels influence the amount of residential development within Wolfville, particularly with apartment and multi-unit rentals. Since 2010, the undergraduate enrolment has increased by an estimated 16% and on-campus residence occupancy has dropped 3% during the same period. The decreased per-bedroom price of off-campus housing, and increasing supply, contributes to student's moving off-campus earlier in their years at Acadia.

Unpacking Our Housing Supply

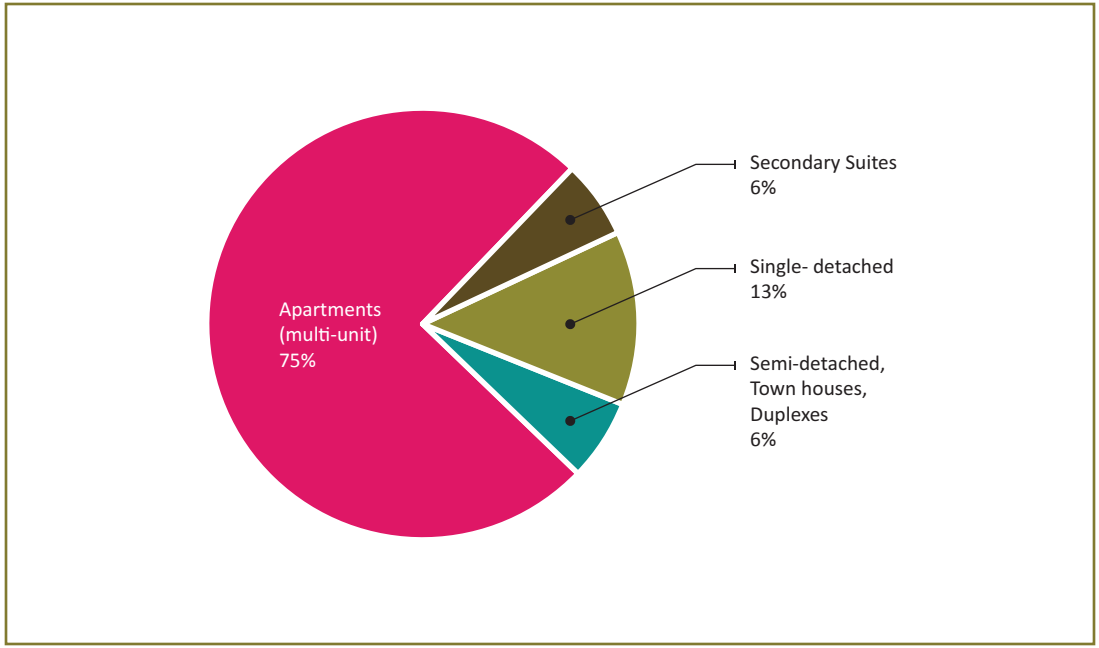
Within the broader housing type categories, it is worth noting the supply of housing for specific groups, unique ownership or management models. Some subsidized housing exists within the Town, administered through the Western Region Housing Authority of Housing Nova Scotia. These units include two family houses, 32 rent-supplemented apartments with private landlords, 55 seniors' apartments where rent is based on income, and 14 affordable housing units. These non-market housing units represent just 4-5% of the total number of private dwellings in the Town. There is an application process for these units with a wait time of 1-3 years (Vital Signs, 2013).

Other types of non-market housing in the Town may include housing co-ops, Nursing Homes, and off-season Bed and Breakfasts in winter.

Affordability

Aspects that Municipalities control, which have an impact on the housing choices available to residents and the creation of age friendly, mixed neighbourhoods are: permitted land uses, the layout and configuration of new lots, secondary planning processes, the size of additions, ability to have multiple units on a lot, and the amount of area used for parking or open

Figure S4.7—Dwelling type constructed or permitted since 2011



space – in other words, the way properties and developments fit in, or challenge, their neighbourhoods.

> *The Housing Strategy for Nova Scotia stresses the importance of "supporting a mix of income levels, housing types and tenures; ensure affordable housing choices for owners and renters; and serving seniors, the disabled and vulnerable Nova Scotians by supporting the right housing options"* Housing NS, Spring 2013

How they fit in the community context is critical, yet the most impact municipalities can have on affordable housing is to increase the supply and diversity of housing types: by removing barriers to the development of specific housing types, or by increasing barriers to development of certain housing types.

There are a number of ways to look at housing affordability. In Canada, housing has been considered affordable if shelter costs account for less than 30% of a household's before-tax income. This definition is used by the Canadian Mortgage Housing Corporation (CMHC) and the affordable housing sector across the country as a baseline metric for determining a household's housing need. This has been the definition of affordable that the Town has used in the past. In 2016, 31% of households in Wolfville were spending more than 30% of their household income on shelter costs (45.9% for renters, 14.1% for owners).

The "Shelter Consumption Affordability Ratio" (SCAR) index, which measures the proportion of income that households devote to their shelter-related needs (including transportation, utilities and maintenance) after paying for other necessities such as food, health care and child care aims to capture a more realistic representation of the daily struggles people face related to shelter. A 2016 report from CANCEA identified Nova Scotia's SCAR as the highest in the country at 46% (38% average). This indicates that on average, Nova Scotia households devote more of their income (46 cents of each dollar left over after paying for necessities to shelter costs https://www.cancea.ca/) than in any other province. As the SCAR incorporates multiple variables, it also demonstrates there is likely no one-size-fits-all solution to affordability pressures across the country.

Finally, another common macro assessment of housing affordability can be derived through determining the "median multiple" which is the median household income divided by the average price of a home. In Wolfville, the Median Multiple deems the housing market "seriously unaffordable."

These metrics do not account for specific local conditions, particularly the impact a University population has in Wolfville, or the impact of part-time residents such as retirees and visitors. Council acknowledges that housing affordability is a relative term with no one-size-fits-all solution, yet these metrics point to affordability issues in the Town. The affordability threshold may change over time. The Town has focused the housing policies of this plan on increasing housing choice that will increase affordability – and options – for all residents. Council is committed to monitoring the overall

housing ecosystem (housing continuum) and responding where feasible and need is shown.

This use of housing type availability is a more-clear proxy for affordability, which is founded on the assumption that increasing the availability of all forms of housing, but especially smaller, non-market, units and ground-oriented attached housing forms will increase affordability for all residents, as indicated in the Precarious Housing and Homelessness Study by the Nova Scotia Department of Health.

As outlined in the housing supply section (above), the vast majority (95%) of Wolfville's existing housing stock is considered "market housing" as shown to the right of the housing continuum outlined below in Figure S4.8. Unpacking our Housing Supply highlighted some of the non-market, subsidized housing options available.

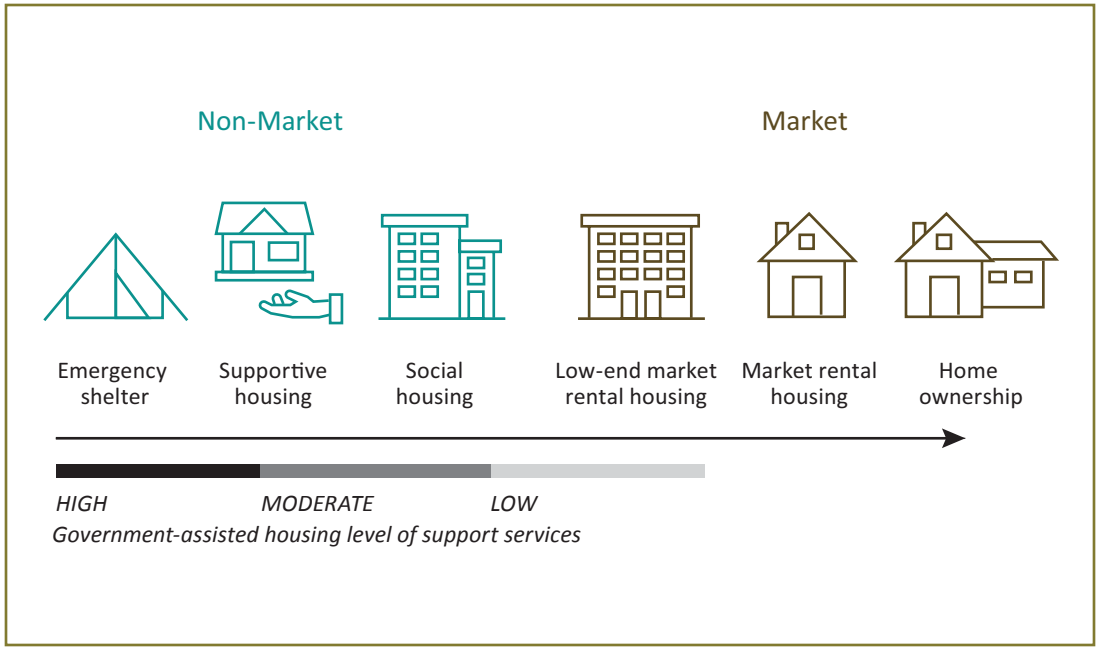
Home Prices and Shelter Costs

The average sale price of a property in Wolfville between 2010 and 2016 was $206,120 with an average property sold count of 94 (PVSC). According to the 2013 Vital Signs, the average sales price of a home in 2012 for the Annapolis Valley was $159,777 and in Wolfville $217,704.

In 2016, 31% of households (610 households, representing an estimated 1220 residents of Wolfville) were spending 30% or more of household total income on shelter costs. These 1220 residents are likely making compromises in housing quality, food quality, and transportation options. This situation is unevenly divided between home-owners and renters. Of the estimated 610 households (1220 residents) with this issue, an estimated 152 households (25%) are owner-occupied, while 457 (75%) are occupied by renters (derived from 2016 Census Data).

In subsidized housing, 54.3% of households were spending 30% or more of household total income on shelter costs. 50.3% of households held a mortgage, with the average value of a residential dwelling being $268,784. The average monthly shelter costs for an owned dwelling in Wolfville is $933 and for rented dwellings is $765 (Vital Signs, 2013).

Figure S4.8—Housing continuum



Owned or Rented Dwellings & Rental Vacancies

Out of 2585 households, only 1965 dwelling units were occupied as of May 16, 2016. 925 are occupied by owners and 1045 are occupied by tenants (2016 Census) Of the 47% household owners, 4% were condominium. From rented dwellings, 13.8% were subsidized housing.

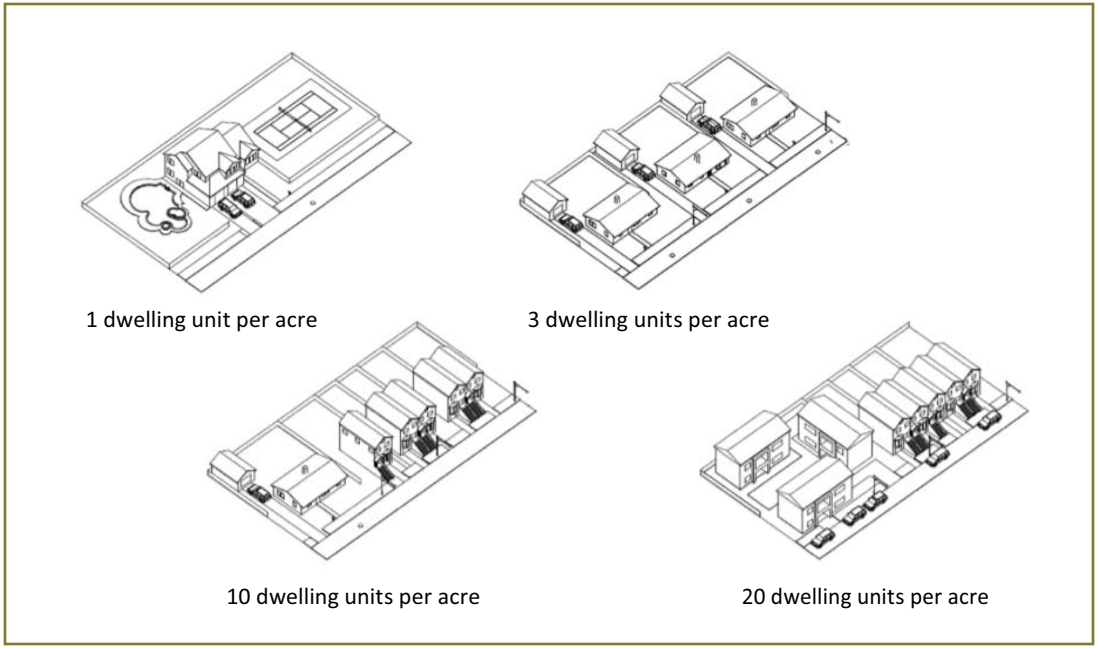
Rental market housing is heavily influenced by the 2,235 off-campus, transient, Acadia students. Canada Mortgage and Housing Corporation reports a rental vacancy rate in the Kings County area of 0.9% in 2014, and 2.9% in 2015 (Rental Market Report: Nova Scotia Highlights). Areas with low vacancy rates trend to over-priced rental units, low-quality accommodation, and absentee landlords. This influence is strongest in locations within walking distance to the University. Combined with increasing tourism opportunities, this creates a strong market for for-profit housing to accommodate students and tourists, and a strong need for non-market housing to protect permanent residents from increasing costs of rent and to foster a community of more-permanent residents.

Residential Density

Density is a relative term used to describe development – it is usually expressed as a ratio of dwelling units to land area (dwellings per acre/hectare). The density of a neighbourhood is often a key characteristic of defining the overall character and quality of life. Most of Wolfville is developed at low residential densities between 2.0 and 7.5 dwellings per net acre. Isolated areas have densities in the range of 12 or more dwellings per net acre, and new apartment-style developments may reach densities of 60 dwellings per net acre. Almost all the vacant land in the Town is contained in several large areas zoned for future neighbourhood.

Increasing residential density is important for a number of reasons. In Wolfville, the most important reasons to increase density are sustainability. Higher-density development supports sustainability goals by conserving natural areas, providing more affordable housing, reducing municipal costs, and can even reduce travel costs – thereby increasing resiliency, liveability and age-friendliness of the Town of Wolfville. A thriving community needs to offer a variety of

Figure S4.9—Residential density examples



dwelling types at a variety of densities to ensure that there are choices for people looking for housing.

Social Integration

Planning does have a role to play in creating inclusive rather than exclusive built environments. Issues of lifestyle conflict, primarily between students, visitors and permanent residents, have created difficulties in creating truly mixed (income and demographic) neighbourhoods in Wolfville. Housing challenges that have created tension among demographic groups in the Town include:

- Divergent lifestyles living in close-proximity.
- Housing type and form that is not conducive to integration.
- Market pressures that lead to housing conversions, particularly in close-proximity to the University.
- Lack of affordable housing, market or non-market, for young families, seniors, and low-income individuals
- Regulatory and market forces driving development away from downtown amenities and areas intended for density, towards the edges of Town.

The Town views social integration as a positive goal to accommodate and provide equal opportunities and choices for all residents living within Town. The policies of this plan strive to achieve, where possible through land use planning, more cohesive social integration for different demographic groups that require more affordable and better located housing choices. Creating inclusive environments may be achieved through support for a variety of housing forms and choices, encouraging placemaking and public spaces, and public engagement policies. Accessibility, quality design, and sustainability approaches also contribute to improved social integration. The importance of place in addressing social isolation and improving human connectivity and intermingling of both residents and tourists, of all ages, incomes and abilities cannot be understated.

> *Wolfville's unique urban/rural challenge is related to its diverse population and their simultaneously overlapping and diverging housing requirements: the housing requirements of the current population and visitors do not match the available historical building stock. The high demand in the rental market leads to conversions of existing large detached dwellings into apartments, a trend that is echoed by increasing demand by down-sizing seniors seeking quality retirement housing, and for small accommodations by tourists. Demand for smaller single-family homes also stems from affordability and sustainability issues related to the high cost of maintaining a large old house.* – Wolfville Innovative Housing Symposium White Paper on Affordable Housing –Jan 2017.

Age Friendly Housing

Age-friendliness is a broad and cross-cutting issue that encompasses land use, housing, transportation, design standards and municipal services, and which demands consideration for the needs of citizens of all ages when assessing the efficacy of all municipal functions.

There is a considerable overlap between an "Age-Friendly Community" and a "Complete Community." Things that contribute to the age-friendliness of a community – good universal urban design, affordable and accessible housing, accessible transit options, and social networks to avoid isolation – are to everyone's benefit, and are inherent in good planning practice. As such, this plans approach to promote a compact, sustainable community is inherently supportive of age-friendly communities.

A majority of seniors wish to remain in their communities as they grow older. For most, the ability to age in place is largely reliant on the physical and social infrastructure at their residence and put in place by the Town. These factors are almost entirely out of the direct control of individuals. Housing is a primary need, as is medical care, and transportation. The need for accessible and affordable housing options is not being met by the limited range of market-housing options available.

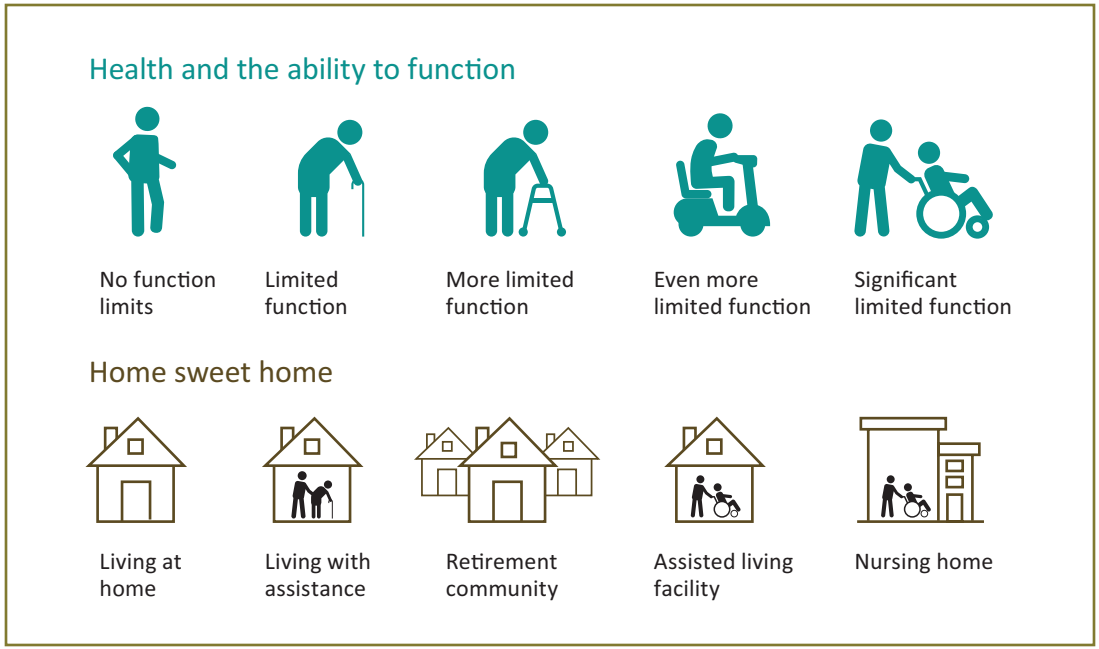
Figure 4.10 outlines the continuum of care and housing as it relates to aging in place. We know there are limited housing choices on the continuum between independent living (traditional housing) and fully assisted care.

A similar continuum can be utilized to consider housing choices for other demographic groups in the Town (e.g. students, young families, low income residents) to meet housing needs throughout ages and stages of life. Addressing barriers requires a spectrum of housing that can accommodate people of varying lifestyle preferences and socio-economic circumstances whether on the continuum between single-detached housing and rental apartments, or on the continuum between independent living and fully assisted care. This can include townhouses, semidetached homes, ground-oriented apartments and secondary suites that may or may not be market-options, built in a family member or caretaker's home, and which may be retrofitted with accessibility features.

Vacant Land Analysis and Housing Projections

The demand for residential land is based on the potential number of residential units that will be required in the future.

Figure S4.10—Care and housing as it relates to aging in place



Using the medium population projection, Wolfville may need to house an additional 1,000+ people by 2036. Wolfville's occupancy rate was 1.73 persons per dwelling unit at the time of the 2011 household survey and 2 persons in the 2016 census. The Canadian average occupancy rate is 1.7 persons per dwelling unit. At a rate of 1.7 persons per dwelling unit, Wolfville will need to provide an additional 745 - 1036 units by 2036.

Housing Supply and Choice

The main recommendation emerging from the Affordable Housing White Paper and the Housing Symposium is for Wolfville to focus its policy efforts on increasing the housing choices available to its residents – in terms of unit types, sizes, densities, and price points. – FoTenn Consultants

Estimated supply of vacant residential land is 194.5 acres (78.7 hectares). The unit potential on these lands, once undevelopable portions are factored in, is approximately 481 units (low scenario) and approximately 899 units (high scenario) as of October 2015.

The total serviced land supply inside the Town boundary seems sufficient for lower estimates of the next 20 years assuming modest population growth. Planning for the future development of the large tracts of undeveloped land presents an opportunity to consider the appropriate residential unit mix for Wolfville.

Table S4.11—Key housing needs and strategies

Key Housing Needs	Key Housing Strategies
• We need to address the middle (both demographically and in terms of our housing stock). • We need to make housing more affordable for first-time buyers and young families and enable more 'mortgage helper' accessory dwelling units. • We need to make sure rental housing is well-managed and safe. • We need to provide more options for the aging population who wish to downsize and/or retire to Wolfville. • We need to build on existing expertise in the community and work toward better non-market housing options.	• Facilitating housing choices; • Encouraging higher densities in strategic areas; • Introducing dwelling type mix targets; • Prioritize housing for those with barriers; • Creating a policy framework that is receptive to innovative housing proposals; • Require a portion of non-market housing within all new multi-unit developments

CONCLUSIONS

Significant work has been done to evaluate and quantify Wolfville's housing challenges since 2015. New data collected by staff contributed to the Vacant Land Analysis and mapping exercises. Previous reports and studies were analysed to contribute to policy development. Public consultations helped fill out the picture of lived experiences with housing in the Town. Best practice reviews identified a number of ways to measure housing affordability in a community. Taken together, the Town has identified housing challenge and land use strategies to address these challenges:

Table S4.12 – Housing Priorities by Type/Form

Housing Type/Form Priorities
• Attached housing forms and ground-oriented dwelling units; • Supportive housing; • Accessible housing; • afe rental housing; and • Subsidized, non-market housing.

From the Housing Needs (challenges) identified, the Town has established specific housing priorities and priority need groups as outlined below in Table 4.12. The intent of identifying these priorities and need groups is that starting now, the Town is recognizing that certain types of housing and certain groups require policy interventions that will action our Community Priorities and address the housing challenges outlined in Table 4.11. The policies of this plan are directly linked to the identified priority housing types/forms.

5. REVIEW PROCESS and PLAN STRUCTURE

REVIEW PROCESS

In 2015, the Town of Wolfville embarked on a major update to their Municipal Planning Documents with the following goals:

1. Promote economic vitality.
2. Embrace the Town's culture and heritage.
3. Foster a dynamic and liveable downtown.
4. Inspire high-quality design.
5. Encourage social and environmental sustainability.

An extensive community engagement programme was undertaken and a large number of background reports and studies were consulted and/or produced in developing this Municipal Planning Strategy. The importance of quality process, analysis and community engagement are at the forefront of policy development in Wolfville. This plan aims to improve land use policy and process to meet the goals of the review and align with the shared future and community priorities outlined in Part 2.

COMMUNITY ENGAGEMENT

Various forms of Community Engagement have taken place to inform this plan. A summary of the community engagement events are included here. The outcomes of these events, and previous engagement held for other Town plans and studies, form the foundation of this MPS.

PHASE 1 – COMMUNITY ENGAGEMENT SUMMARY

- Project Team visit to Wolfville and Town Walkabout
- Project Team meeting with Wolfville Staff
- Project Team Meeting with PAC and Council
- Online consultation with public using PlaceSpeak
- Three pop-up planning events in Town
- Wolfville School consultation
- 'Wolfville Wall' public consultation
- Housing Forum open event
- PAC and Council Workshops with Project Team
- Technical Advisory Committee meeting with Project Team and Town Staff
- IGNITE! Public presentations at the Al Whittle Theatre
- Pop-up consultation at Acadia
- Community supper consultation
- CREATE! Workshop
- Landlords & Property Managers meeting with Town Staff
- Developer interviews with Town Staff
- Seniors Discussion with Town Staff
- Meeting with lower-income residents, facilitated by Wolfville Area Food Bank
- Three joint-PAC & Council workshops
- SOUP'r Strategy Session for the public

PHASE 2 – COMMUNITY ENGAGEMENT SUMMARY

- Public Open House at the Wolfville Farmers' Market
- Young Families consultation Event at Wolfville School (Community of Interest meeting)
- R-1 Residents consultation at the Wolfville Legion (Community of Interest meeting)
- Online Surveys for specific communities of interest (R-1, R-1A, Core Neighbourhood Area, etc.)
- Core Neighbourhood consultation at the Wolfville Farmers' Market (Community of Interest meeting)
- Regional Planning Meeting – Province, Kings, Berwick, Kentville and Wolfville
- Local Businesses consultation at Cuts Meat Market (Community of Interest meeting)
- Parks & Open Spaces consultation at Waterfront Park (Community of Interest meeting)
- Acadia Students consultation at Acadia Housing Expo
- Consultation with Acadia Faculty & Management
- Housing Symposium with Project Team, Staff, Experts, Public members & Council
- Numerous ads in the Grapevine, Community E-newsletter, the Town's website and through social media.

PHASE 3 – COMMUNITY ENGAGEMENT SUMMARY

- Various individual or group meetings with residents and stakeholders
- Overview Presentation to Council
- Joint Planning Advisory Committee and Council Workshop
- Review and Recommendation by the Planning Advisory Committee (PAC)
- Review and comments by the Environmental Sustainability Committee
- Review and comments by the Design Review Committee
- Review and comments by the Wolfville Business Development Corporation (WBDC)
- Review and comments by the Source Water Protection Committee
- Public Participation Meeting (in front of the PAC)
- Open House Event
- Direct Mail information
- Planning Document 'Information Sessions'
- Public Hearing in front of Council

PLAN INTEGRATION

Many plans, studies and other types of analysis and decision making have taken place since the adoption of the last MPS in 2008. The documents integrated into this plan often provide an opportunity to engage further with detailed information on a particular subject matter. A sample of the documents that have been reviewed or completed as part of this MPS are as follows:

DOCUMENTS REVIEWED AND COMPLETED AS PART OF THIS MPS

Provincial, Regional & Local Documents

- Municipal Government Act (1998)
- Statements of Provincial Interest (1998- 2012)
- Now or Never: An Urgent Call to Action for Nova Scotians ("The Ivany Report") (2014)
- Kings 2050 Regional Approach Report (Phase 2, 2014)
- Kings County Draft Municipal Planning Strategy
- Acadia University Strategic Plan (2006)
- Acadia University Campus Plan (2003)
- Acadia University Landscape Master Plan (2001)



Municipal Documents

- Strategy (2014)Reclaiming and Sustaining Core Neighbourhoods Report (2013)
- Sustainable Transpo rtation Study (2011)
- Parks and Open Space Masterplan (2012)
- Exploring the usage of Municipal Parking in Wolfville's Downtown (2015)
- Imagine Wolfville's Downtown (2014)
- Active Transportation Plan (in Draft 2015)
- Downtown Core Traffic Study (in Draft 2015)
- Source Water Protection Plan (2008)
- West End Residential Lands (2014)
- Vital Signs Report (2013)
- Economic Action Plan (2012)
- Commercial Development Plan (2006)
- Vital Signs (2013)
- Council Strategic Plan (2014 - 2017)
- Moratorium on Servicing Outside the Boundary (2015)
- •Wolfville Housing Symposium White Papers and Wrap-up Reports (2017)
- Accessible Wolfville – Facilitating Universal Design and Age-Friendly Public Spaces (Dalhousie PLAN 6500 project report - 2017)
- Physical Activity Strategy (2013)
- Architectural Guidelines for Downtown Wolfville (1992)
- Fiscal Sustainability Task Force Final Report: Navigating the Fiscal Challenges Ahead (2010)
- The Density Debate: Understanding the Issues (2011)
- Issues & Options Report and Vacant Land Analysis (2015)
- Sticky Issues Handbook (2015)
- What We Heard Report (2016)
- Residential Rental By-law Memo (2016)
- 2016 Council Strategic Plan
- Servicing Analysis (2017)
- Growing Sustainably – An Analysis of Development Capability in Wolfville, NS (Dalhousie Environmental Planning Studio report - 2016)
- Wolfville Innovative Housing Symposium - White Papers and Policy Recommendations

6. PARK and OPEN SPACE CLASSIFICATIONS

The provision of both public and private recreation facilities within the Town of Wolfville offers an extensive choice of recreational opportunities in a small Town environment. These facilities range from arenas and an indoor pool to small playgrounds, family parks and sports fields. An extensive trail system throughout Town interconnects residential neighbourhoods with the central downtown area and the University campus and provides residents with a variety of opportunities to choose active transportation options over the automobile.

Council recognizes the importance of providing physically active alternatives to the automobile and will endeavor to expand the Towns existing trail system and work with Acadia University to link Town trails with University trails.

Parks and open spaces also play a vital role in protecting wildlife habitat, maintaining biodiversity and hydrological balance, filtering pollutants and providing public access to natural areas. Public parks and open spaces often provide a buffer between the natural and the built environment as well as protection for environmentally sensitive areas.

The Town of Wolfville has adopted a park classification system to assist with the planning of its parks and open space resources. The classification system forms the foundation for building a Town-wide community park system. It provides guidance on the anticipated use of the park or the functional requirements that should be reflected in the park's planning and design.

Park classifaction	Features
Community parks	• Passive recreation space (public) • Major indoor and outdoor facilities with amenities (lighting, seating, shaded areas, etc.) • Accessible to pedrestrian and/or bicycle circulation system
Neighbourhood parks	• Located in/near residential neighbourhoods • Amenities to serve non-organized recreational facilities (playgrounds, multi-purpose court, etc) • Accessible to pedrestrian and/or bicycle trail system
Non-municipal active sports park	• Sports fields (private) • Community programming
Linear parks	• Recreation trails (public), • Recreation lands (public) • Accessible to pedrestrian and/or bicycle trail system
Special open space areas	• Passive lands (public) • Community purpose areas (heritage sites and squares, civic gardens, etc) • Educational/limited recreational activities
Non-recreational open space area	• Storm retention ponds • Vegetated areas

Table S6.1—Park classification systems

7. FLOOD RISK MITIGATION PLAN SUMMARY

CONTEXT

The flood lines shown on our Development Constraints Map (Schedule B of the Land Use By-law) have been developed by CBCL Consulting Engineers as part of a Spring 2020 Flood Risk Mitigation Plan – a summary of which is included here. In order to represent realistically the 1 in 20 year, and 1 in 100 year events, flooding from both rainfall events and extreme coastal water levels were studied. In order to represent them in a manner that is consistent with actual weather patterns, the rainfall and coastal water level events were combined in a realistic manner. Instead of combining a 1 in 100 year rainfall event with a 1 in 100 year storm surge elevation (for which we would end up with an event much greater than a 1 in 100 year event), the 1 in 100 year rainfall event was combined with the 1 in 2 year peak coastal water level, which includes storm surges and tidal amplification (this is named a 1 in 2 Year tide on the map for simplicity), which is the average of the annual maximum water levels (so it is not too extreme, in order to be realistic). This approach is the most recognized and commonly applied in science and engineering, when looking at coastal flooding risks. Similarly, when modelling the 1 in 100 year extreme coastal water level, a 1 in 2 year rainfall event is included. Therefore, rainfall events modelled always include 1 in 2 year extreme coastal water levels, and extreme coastal water levels modelled always include a 1 in 2 year rainfall event. It is estimated that future risks of flooding should include the assumption that dykes will be raised to adapt to sea level rise, as well as the assumption that a new dyke will be built to close the gap between the Bishop-Beckwith and Grand-Pre dyke system. The Development Constraints map of the Land Use By-law reflects flood risk (rainfall events and tidal flooding) using the approach noted here and summarized in the following pages.

Town of Wolfville Flood Mitigation Plan

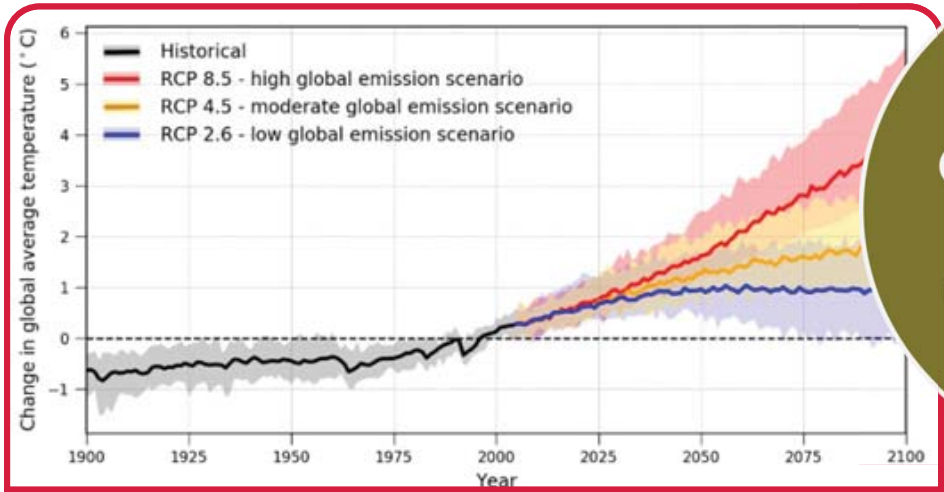
Flooding in Nova Scotia can impact public safety, the economy, agriculture, and the environment. It can lead to damage and costly upgrades for municipal infrastructure and residential home owners. Like many communities across Atlantic Canada, Wolfville is situated along a prominent coastline which poses a flood risk if not monitored and mitigated. Flooding in Wolfville can occur during a storm surge event or extreme rainfall. Flood risk will increase with climate change. For this reason, Wolfville engaged CBCL Limited to complete a comprehensive analysis of flooding in our town and to develop a flood mitigation plan that will protect the community and help reduce flood risk today and in the future. This document highlights key findings from this study.

How Climate Change Impacts Flooding

Climate scientists have studied how climate change will impact rainfall patterns, sea level, and storm surge in the future. Climate change projections have been incorporated into this study to determine how flood risk will increase over time and how these risks can be reduced.

What causes Climate Change?

Climate change is a change in global and regional climate patterns as a result of both natural cycles and human activity. Burning of fossil fuels increases the amount of heat trapping gases within our atmosphere leading to rising temperatures. This is called the **greenhouse gas effect.**



Change in Global Average Temperature Relative to the 1986-2005 Reference Period for RCP 2.6, RCP 4.5, and RCP 8.5 (Canadian Centre for Climate Services)

In Canada, climate is generally expected to become warmer, wetter, and less stable.

Predicting Climate Change in Wolfville

Global emissions have most closely tracked along the highest projected emission scenario (RCP 8.5, red line) which was used in the Flood Mitigation Plan.

This is a summary. For more information, please request a copy of the full technical report.

Sea Level Rise and Storm Surge Flooding

Sea levels have been rising in the Maritimes since the end of the last ice age 10,000 years ago. This trend is expected to accelerate with climate change, notably from melting of the polar ice caps. Sea level is expected to rise to 1.46 m by 2100 at the Town of Wolfville.

How is sea level rise calculated?

Fisheries and Oceans Canada projects a 0.71m sea level for the year 2100 (under RCP 8.5). An additional 0.65m is added to account for potential accelerated ice sheet melt, and a 0.1m increase accounts for tidal amplification:

0.71m + 0.65m + 0.1m = 1.46m

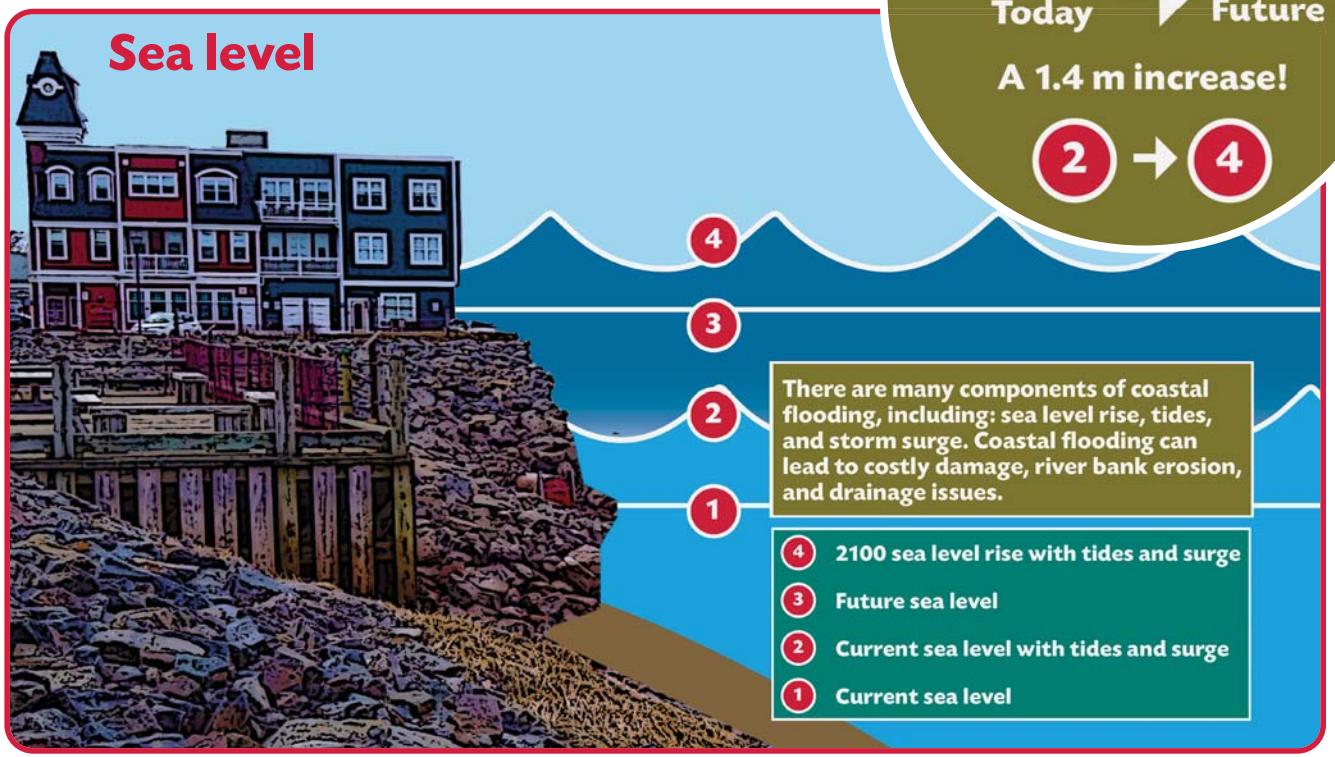
Wolfville is located on the Minas Basin which is part of the Bay of Fundy, hosting the highest tides in the world. With climate change, it is expected that more intense storms will hit the Nova Scotia coastline.

1 in 100 Year event (With sea level rise)

8.1m Today → **9.5m** Future

A 1.4 m increase!

2 → 4

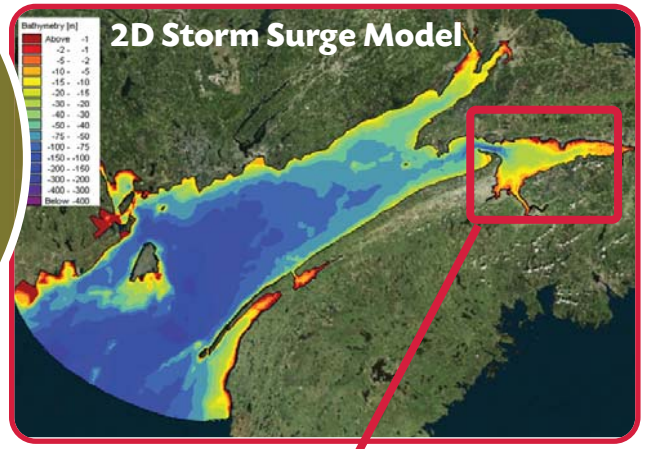


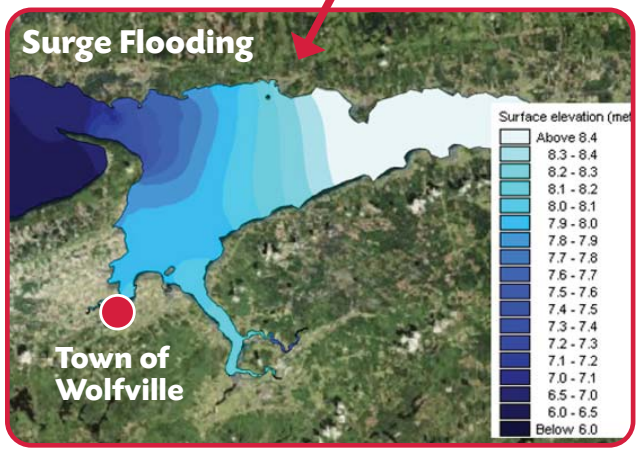
*All elevations represented in CGVD28

Assessing Flood Risk

Historically, flooding has not been a common occurrence within the Town of Wolfville; this is due to the dyke system that acts as a wall of protection against tides and storm surge flooding. However, the risk of flooding increases over time as sea levels rise, rainfall becomes more intense, and storm surge events increase.

CBCL analyzed the risk of the dyke overtopping using a model of the Bay of Fundy to run future flooding scenarios with rising sea levels.

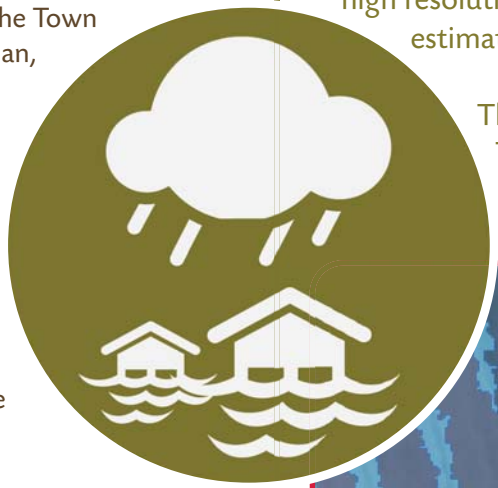




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Communicating the likelihood of extreme weather

Climate events such as extreme sea levels, wind, and rainfall are communicated by their annual exceedance probabilities (or AEP). A 1 in 100 year rainfall event means that there's a 1% chance every year of this extreme rainfall happening. For the Town of Wolfville's Flood Mitigation Plan, the future 1 in 100 year rainfall event was used to understand potential future stormwater flood risks.



Rainfall events are expected to increase as a result of climate change. CBCL used the IDF-CC tool developed by the University of Western Ontario to determine how climate change will increase rainfall by 2100 (RCP 8.5):

1 in 100 Year rainfall event

174 mm/hr Today

↓

280 mm/hr Future With Climate Change

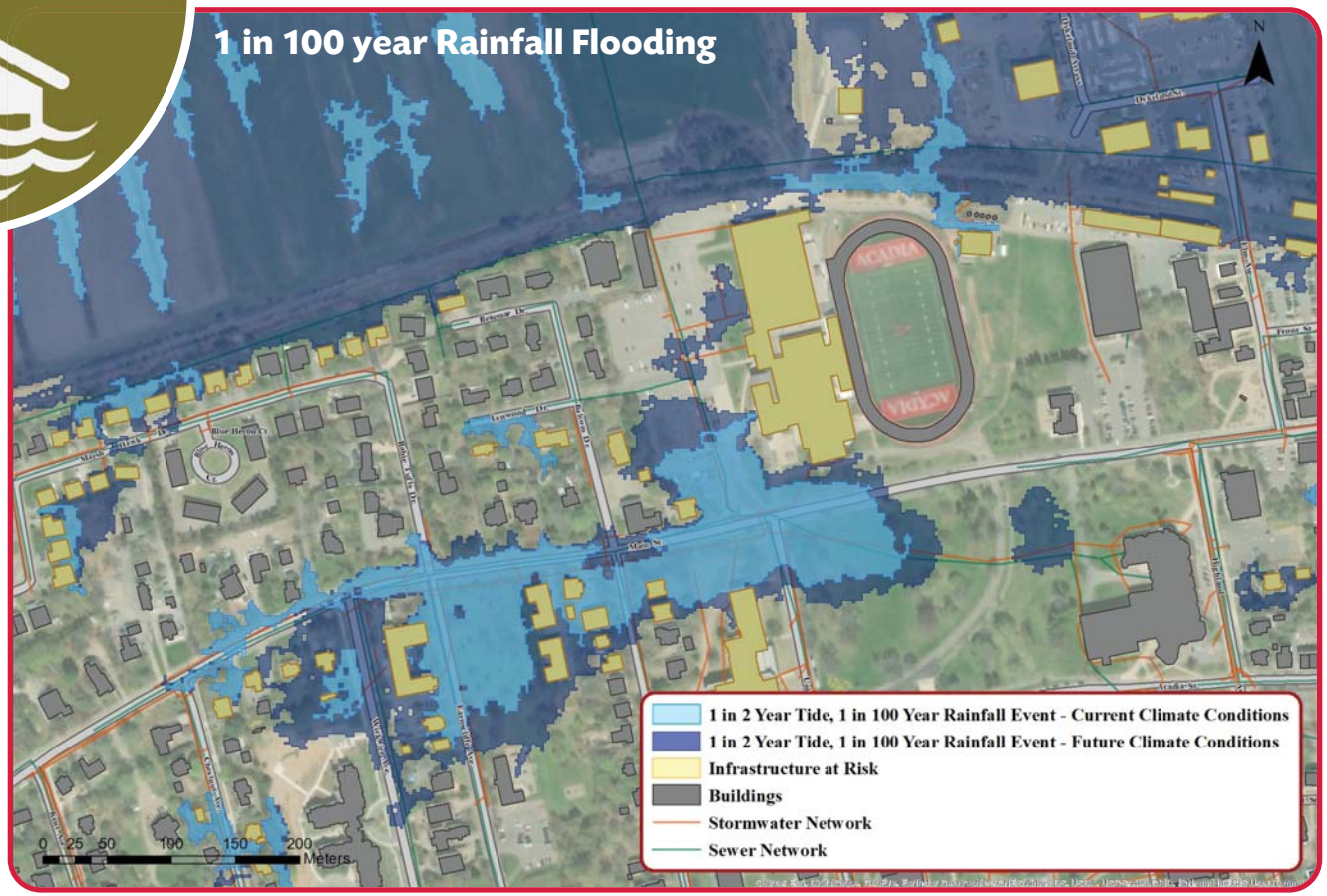


Flood Risk Mapping

Flooding in the Town of Wolfville occurs during large rainfall events combined with high tide. Water drains over lawns and in ditches, eventually being captured into the Town's storm water collection system. If rainfall exceeds the capacity of this system, flooding occurs on roads and private property.

CBCL developed a model of the town's stormwater drainage network to assess the risk of flooding during extreme rainfall and tidal events to identify strategies to mitigate flood risk. The model uses high resolution topography of the town along with underground infrastructure to produce flood estimates.

The map below is a snapshot of future flooding results for the highest risk area of the Town. This flooding can be reduced using engineering approaches, such as raising the dykes or carrying out storm water drainage network enhancements, as shown on the following pages.



This is a summary. For more information, please request a copy of the full technical report.

How do we Mitigate Coastal Flood Risk?

The Town of Wolfville has been protected from extreme coastal water levels by the Grande Pré and Bishop Beckwith dyke systems. Coastal dykes are large embankments built to prevent coastal flooding during high tides and storm surge. Currently, the average height of the dykes along the Town of Wolfville is approximately 8.75m and the two dyke systems are not connected. This presents a heightened risk of coastal flooding to adjoining areas.





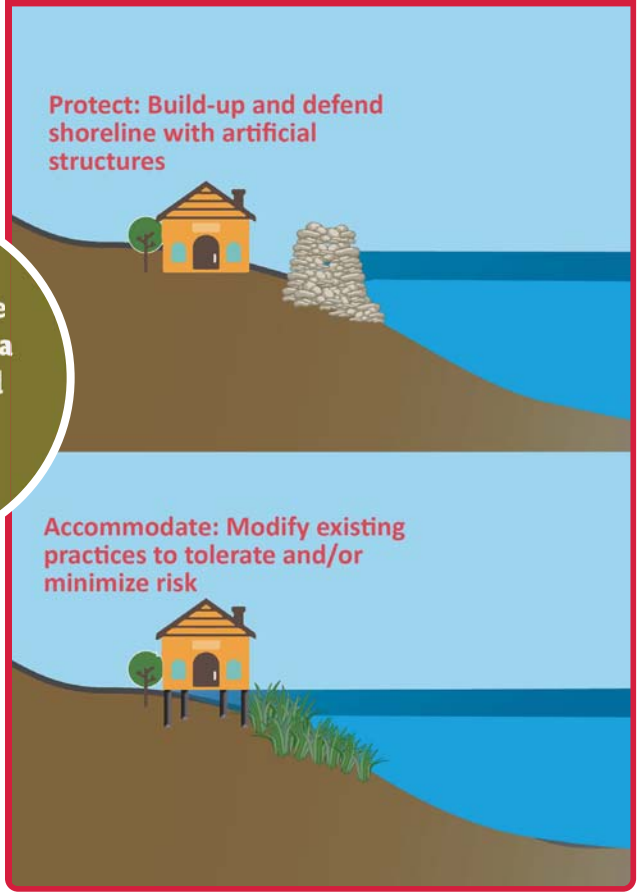
Raising and connecting the dyke system is a recommended approach for protection of the Town.

As coastal water levels continue to rise, the risk of overtopping or breaching of the dykes increases





Typical ways to limit flood risk



As part of the Municipal Planning Strategy Review, the Town has developed a Stormwater Management Guide. This plan addresses updated constraints mapping, development regulations, and management of flood risk for development within the flood plain.

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Storm Drainage Network Enhancements

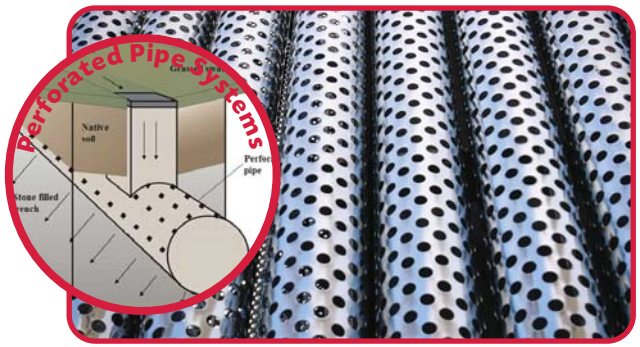


Flooding due to large rainfall events occurs as a result of overland flow and storm sewer backup. Storm sewer backup occurs when there is insufficient capacity within the drainage network to convey flow downstream to the Minas Basin. As our communities expand and develop, less water has the opportunity to infiltrate, causing runoff to increase. Best management practices can be implemented to increase infiltration, which in turn reduces the amount of runoff from large rainfall events. These practices include:









The Town can construct pond systems to hold stormwater during large rainfall events and reduce downstream flooding.







Storm Drainage Network Upgrades

The subsurface pipe network can be upgraded in areas where there is insufficient capacity.

Town and Residents: Partners in Flood Protection

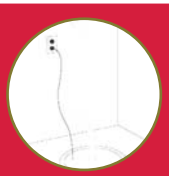
The actions taken by the Town of Wolfville in combination with actions taken by residents will be vital to protect homes from flood risk. Homeowners can undertake practical and cost effective flood protection measures to mitigate flood risk to their properties and protect valuables and assets. Flood Protection Measures provided by the Intact Center on Climate Adaptation by priority and cost include:

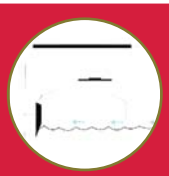
1 Maintain


Remove debris from nearest storm drainor ditch & culvert


Clean out eaves troughs


Check for leaks in plumbing, fixtures and appliances


Test your sump pump


Clean out your backwater valve

2 Simple Upgrades

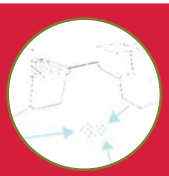

Install window well covers (where fire escape requirements permit)

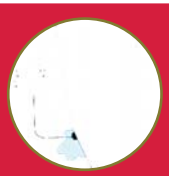


Extend downspouts and sump discharge pipes at least 2m from foundation

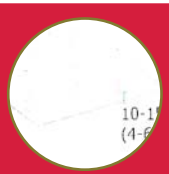


Store valuables and hazardous materials in watertight containers & secure fuel tanks


Remove obstructions to floor drain


Install and maintain flood alarms

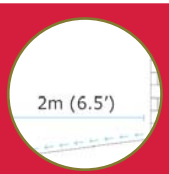
3 Complex Upgrades



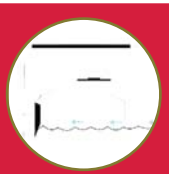
Install window wells that sit 10-15cm above ground and upgrade to water resistant windows



Disconnect downspouts, cap foundation drains and extend downspouts to direct water at least 2m from foundation



Correct grading to direct water at least 2m away from foundation

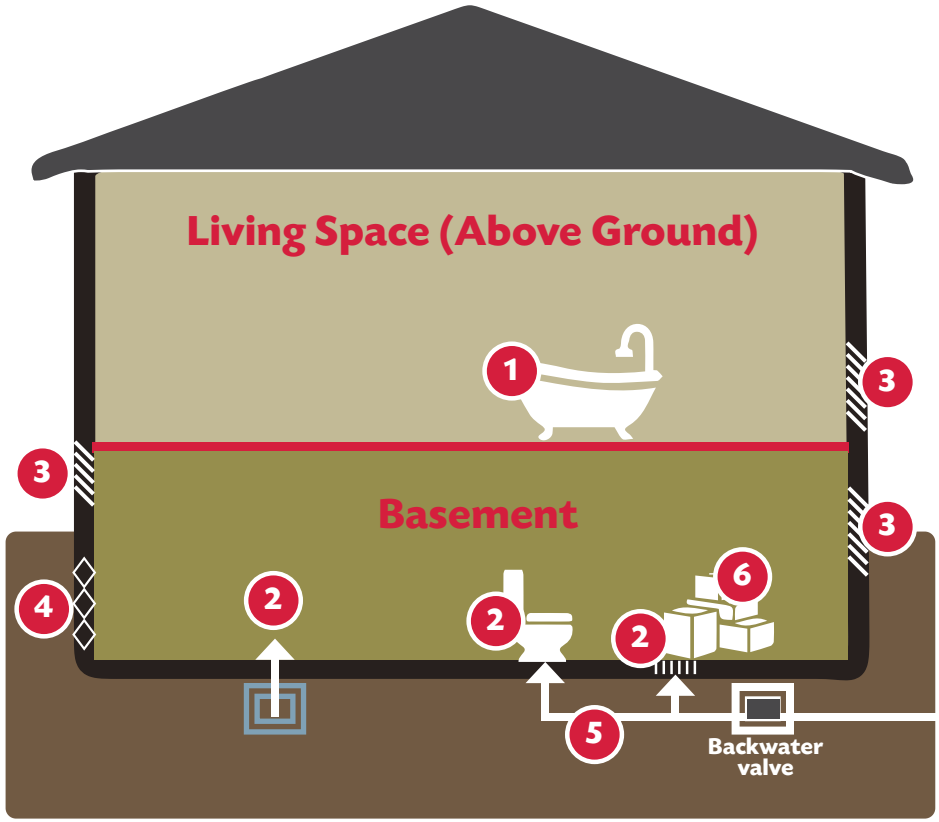

Install backwater valve


Install backup sump pump and battery

Additional Resources

Review Flood Maps to determine if you're at risk of flooding. Refer to the Home Flood Protection Toolkit by the Impact Centre for Climate change for checklists, step-by-step guides, insurance claim information and more. (https://www.intactcentreclimateadaptation.ca/programs/home_flood_protect/resources/) In Nova Scotia under the Homeowner Residential Rehabilitation Assistance Program (RRAP) forgivable loans up to $18,000 and can be forgiven over a maximum of five years to assist eligible homeowners who own and occupy homes that do not meet the minimum health and safety levels. For Details contact Housing Nova Scotia at 844-424-5110

Sources of water damage and home flood risks



1. Rupture of plumbing pipes and fixtures
2. Sewer back-up through floor drains or plumbing fixtures, sump-pit or backup from the closed backwater valve
3. Overland water through cracks or openings around doors, windows or the above ground foundation
4. Groundwater infiltration through seepage and cracks in the foundation
5. Rupture of sewer lines
6. Poor maintenance and housekeeping

Reference: University of Waterloo. (2020). Home Flood Protection Program. Retrieved from Intact Centre on Climate Adaptation: https://www.intactcentreclimateadaptation.ca/programs/home_flood_protect/

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