



ATTENDING

- Councillor Isabel Madeira-Voss,
- George Lohnes
- Mark Bishop
- Alice Cohen
- Beverly Boyd, Vice-Chair
- Councillor Wendy Elliott
- Mayor Wendy Donovan
- David MacKinnon
- Amanda Brown, Recording Secretary

ALSO ATTENDING

- Director of Planning & Development, Devin Lake
- Climate and Mitigation Coordinator, Lindsay Slade

ABSENT WITH REGRETS

- Deputy Mayor Oonagh Proudfoot, Chair

MEMBERS OF THE PUBLIC

- Kevin Gildart

CALL TO ORDER

Beverly Boyd, Vice-Chair, called the meeting to order at 4:00 p.m.

Agenda Item

Discussion and Decisions

1. Approval of Agenda

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

CARRIED

2. Approval of Minutes

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF JULY 8, 2021, BE APPROVED AS CIRCULATED.

CARRIED

3. Public Input / Question Period

- No Public Input.

Agenda Item

Discussion and Decisions

4. Continued Business and Updates:

a. Climate Plan Update

- Director Lake and Climate and Mitigation Coordinator, Lindsay Slade provided an update surrounding Influencers and what is taking place surrounding the regional work. This work is being completed with consultants and the Greenhouse Gas Inventory has been completed and they are currently doing public input.
- The next step will be to create scenarios and how we are going to reach a low carbon as a region.
- SWITCH Wolfville also falls under this program and two residents have been approved to go ahead. The projects are solar projects and there are currently 54 people interested.
- Review of the timeline from September to November.
- Review of Walk through Wolfville and the success of the walk. There are currently two more events left if you have not been on a walk. The purpose is to get the Town engaged.
- George asked how certain it is they will meet the targets for 2030 and 2050 over the next 8 years.
- Director Lake advised there is a baseline for the Town.
- George commented there is not a good track record for meeting targets for greenhouse gases, and they typically get pushed forward. It would be nice if a focus was put on meeting an actual goal and sticking with one thing instead of pushing things out.
- Mark Bishop concurred with George and said it would be great if the Town would commit to one or two small goal and follow through with it and be successful with that one thing it would carry more weight with the public.
- Alice asked if anyone has researched what Bridgewater has completed as they have had huge recognition for setting achievable targets and meeting them and actively taking action to reduce greenhouse gases.
- Director Lake confirmed he has contact with many of their staff members and confirmed they have really elevated a lot of their work thorough substantial grant funding and have hired a lot of people and have a lot of input. Director Lake advised there are still struggles there and face some of the same challenges where they are just a municipality and need everyone on board.

b. Plan +1 – MPS and LUB Amendment Option Report

- Director Lake provided a presentation and advised there may be aspects that should be delayed if there is further information that needs to be brought back before the committee. Director Lake advised there are four main topics, for discussion by the committee.

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- It was noted typically after the MPS/LUB was adopted a review would have been completed after a year of it being in place, however this year has been exceptionally hard with the pandemic.
- Due to the shortage of housing, it was put forward there needed to be some changes to the agreement to acknowledge these challenges. He acknowledged that the committee should not feel that the recommendations provided by staff should necessarily be the way they should go and would appreciate feedback before it is presented to Council.
- Discussion surrounding since the MPS/LUB has been put in place what the direction has been surrounding the working document. Director Lake advised it has been challenging to turn a corner on administrating certain things such as attending houses to do fire inspections given Covid which is one aspect certainly on the compliance side.
- On the Development planning side site plan approval has been very successful. With the very high standards it has been mixed reviews with the developers. There was a very informal meeting last week with the public to get feedback surrounding the development off Highland.
- Keeping minor development out of the political role was a goal and it is felt that has been achieved and is working well.
- Review of the R-1 issue and the impactful change surrounding housing supply and outside suites etc.
- The overall approach is to focus on things in the short term that can help us with education and dialogue for the long term when it is something we can take on.
- The ability at this time to take on 3-4 policy amendments at this time is limited. They are currently looking at 3 amendments to bring forward currently.
- George requested there be a timeline be put forward respecting suggestions surrounding the R-1 with the suggestion of 12-15 months so it is not lost sight of.
- Isabel requested further details surrounding the enforcement and what are the issues being faced, shortage of staff? What are the pieces that would need to be put in place and what are we currently doing surrounding the short-term rentals?
- Wendy Elliott concurred with Isabel and sees that due to a lot of properties going from a residence that housed 2 to now housing upwards of 10 enforcement is an issue. Many look at the R-1 as being a safe place to avoid overcrowding, lack of maintenance and noise, however in the last few years that is posing as not true.

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- Wendy Donovan agreed with both of her colleagues, although none of them were on Council in 2008 and the discussion surrounding R-1 was horrendous. At that time there was and still is a lack of enforcement. There is not enough staff to continue to enforce and police these issues and it is something that must be reviewed.
- Director Lake provided a review surrounding rental properties and the different needs for different populations in the area. There are a lot of rental properties that existed before the bylaws were created and they are difficult to work through.
- Director Lake advised for multiple unit rental occupancies they will be meeting with the landlords and having them come in and apply for development permits for the properties to keep a handle on things. This is something that has not been done due to capacity, however with Lindsay here and the work she is completing with short term rentals they can start moving the needle on this. Amanda will be moved over to more of a compliance and business licencing permit's role which will include landlords and them being a business operating in neighbourhoods and having control around that. Amanda will also be assisting the Building Inspectors by supporting them in completing fire inspections.
- A Business Licencing Bylaw is being developed and currently being reviewed to be brought before Council. This will allow a simple process to know who our local businesses are and maintain it over time. Part of the Bylaw will be around rental properties.
- Climate and Mitigation Coordinator, Lindsay Slade provided an overview surrounding short-term rentals. It was noted they are just beginning to be looked at however, with the research short-term rentals are continuing to grow across the country and the province. There are currently 25 active rentals operating outside of hotels and bed and breakfasts within the Town of Wolfville. None of these are currently registered which is a requirement put in place and therefore they are non-conforming uses. The actual scope is not confirmed this was just a quick look in the area on website.
- The Town needs to look at the short-term rentals and develop policies up front to be proactive to avoid conflict and can control and regulate with enforcement.
- Isabel disclosed she is a landlord, and her thoughts are she understands the risks that short-term rentals pose surrounding the housing stock. From a tourism perspective there is a lack of places to stay because there is not a hotel in the area. The sense of why the short-term rental is doing well is because we are trying to attract visitors to the area but there is a shortage of places for people to stay

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and people are capitalizing on that. There are real limits for people who want to stay in this area and the bed and breakfasts etc., don't seem to meet the need and how do you balance that without the short-term rentals.

- David inquired regarding what the working relationship is with the landlords in the Town. Director Lake advised it is a wide spectrum and there is no landlord committee, and it is something that is really needed.
- Mayor Donovan suggested taxes for the short-term rental should be applied at the same rate the Blomidon Inn is to keep things fair.
- George reminded the committee of "Destination Acadia" which over the last two years could not proceed due to Covid. Further discussion surrounding hotels and if there is not something done surrounding the regulations it will never happen.
- Director Lake provided background surrounding the building height discussion and that it was substantial during the review. The height landed at 3 stories with possibility of 4 stories upon review. For the university it was 4 stories with consideration for a 5th story.
- Discussion surrounding the Baptist Church and parking and their request to change their use to provide housing units.
- David asked if the Baptist Church is seeking to become a landlord and Director Lake confirmed that is how it seemed yes.
- Isabel expressed concern on allowing an amendment to be made for the Baptist Church to build past the height restriction to address the housing issue.
- Bev acknowledged that Kevin was wanting to speak however the public input was at the beginning of the meeting and Mayor Donovan provided further clarification as it was not a meeting for a developer to have input.
- George pointed out that the short-term rentals is not going to solve everything as there is not a lot of land to develop in the downtown core and that instead of doing one at a time, they should all be reviewed together.
- Mayor Donovan suggested that the recommendation be broken into two and that the committee is not being asked to make decisions on the recommendations but suggesting to Council that they should look at it and Council could approve a particular project but not necessarily saying every project could be completed the same.
- Director Lake advised it is to have Council direct staff. The direction provided by Council to staff would then brought back to committee for review and would follow through multiple stages.



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MOTION 1: THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO TOWN COUNCIL ON MOVING FORWARD WITH CERTAIN AMENDMENTS TO OUR PLANNING DOCUMENTS THAT FOCUS ON IMPROVEMENTS TO THE TOWN'S HOUSING SITUATION INCLUDING: RENTAL PROPERTIES AND SHORT-TERM RENTALS AS INCLUDED IN THE STAFF REPORT.

CARRIED

MOTION 2: THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO TOWN COUNCIL ON MOVING FORWARD WITH CERTAIN AMENDMENTS TO OUR PLANNING DOCUMENTS THAT FOCUS ON IMPROVEMENTS TO THE TOWN'S HOUSING SITUATION AND SPECIFICALLY BUILDING HEIGHT AS OUTLINED IN THIS REPORT.

CARRIED

**c. East End
Comprehensive
Development
Districts**

- Director Lake provided an update and indicated that some is a repeat from previous discussions.
- It is recommended that a second plan be provided with consultation to avoid issues that took place in the West End.
- Review of sustainability checklist that needs to be considered before approval.
- With the second plan it would address many issues surrounding trails, parks etc., as well as the more detailed design and input from the public.
- Looking to retain a consultant to have input and start a process surrounding the development.
- Director Lake indicated he doesn't need anything from the committee at this point but to expect this to be a recurring item as it will eventually need to go to Council and input will be required from the committee.

**d. Library and Town
Hall Planning
Update**

- Director Lake referred to the document provided and there is a management workshop taking place on the 24th and there will be a public component announced.



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e. Vision New Minas Update	<ul style="list-style-type: none">• Director Lake advised the consultants advised they will have more formal information in the fall.
5. Round Table	<ul style="list-style-type: none">• No Round Table Discussion due to time.
6. Next Meeting	October 7, 2021 – 4:00 p.m.
7. Adjournment	IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 6:01 p.m.

CARRIED

**Approved at the October 7, 2021, Planning Advisory Committee Meeting.
As recorded by Amanda Brown, Recording Secretary.**