



Town Council Meeting

October 19, 2021

6:30 p.m.

Council Chambers, Town Hall

359 Main Street

Agenda

Call to Order

1. Approval of Agenda

2. Approval of Minutes

- a. Town Council Meeting, September 21, 2021

3. Comments from the Mayor

4. Public Input / Question Period

PLEASE NOTE:

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

**5. Motions/Recommendations from Committee of the Whole,
October 5, 2021:**

- a. RFD 053-2021: Building Inspector Designation
- b. RFD 044-2021: Municipal Alcohol Strategy



- c. RFD 052-2021: Short Term Rentals, Single Room Occupancies, Building Height
- d. RFD 051-2021: East End Secondary Plan

6. Correspondence:

- a. 2021 Atlantic Asset Management Conference - Program Now Available!
- b. Bob Lutes_ Video Surveillance a request to Town Council
- c. Curtis Lear – parade
- d. Dareka Adam_ Request For Blog Post
- e. Duncan & Oven Board Season Update_ Front Street Community Oven
- f. Francois Laruz - Paperless forms for Town Of Wolfville Tourist Bureau
- g. Grdot, Jens - pst reporting
- h. Ivan Tomek_ Lack of response
- i. Karen Taylor_ Noise Complaint & Response from Rachel Lightfoot
- j. Karl Lange - Great article on Pickleball
- k. Nicole McLeod - Stile Park
- l. Ruth Bishop - Invitation to Climate Strike - Meeting Friday, September 24
- m. Sharon Kehoe -Letters addressed to Council from Citizens

7. Regular Meeting Adjourned

REQUEST FOR DECISION 053-2021

Title: Appointment of Building Official

Date: 2021-10-05

Department: Planning & Development



SUMMARY

Appointment of Building Official / Fire & Life Safety Inspector

In order to provide a continuous level of service to residents, it is necessary for the Town to appoint an additional building official. Mr. Collicutt is a qualified as a residential level building official and will be certified Level 1 in early 2022.

DRAFT MOTION:

That Council appoint James Collicutt as a “Building Official” pursuant to Section 5(2) of the Building Code Act, Chapter 46 of the Revised Statutes, 1989.

REQUEST FOR DECISION 053-2021

Title: Appointment of Building Official

Date: 2021-10-05

Department: Planning & Development



1) CAO COMMENTS

The CAO supports the recommendation of Staff.

2) LEGISLATIVE AUTHORITY

Pursuant to Section 5(2) the *Nova Scotia Building Code Act* Council is required to appoint a building official or building officials to administer and enforce the Building Code Act in the municipality.

3) STAFF RECOMMENDATION

Staff recommends that Council appoint James Collicutt as one the Town's Building Officials.

4) REFERENCES AND ATTACHMENTS

N/A

5) DISCUSSION

In order to provide a continuous level of service to residents, it is necessary for the Town to appoint an additional building official. Mr. Collicutt is qualified as a residential level building official and will be certified Level 1 (Part 9 Building Code) in early 2022.

Mark Jamieson will stay with the Town permanently until April 1, 2022 at which time he will be here on contract/as needed only supporting James on Part 3 buildings (Level 2) and assisting with training for the fire inspections program.

By winter 2023, James will be fully certified as a Level 2 Building Official and will handle all files at that time.

6) FINANCIAL IMPLICATIONS

The Building Inspector position is a permanent budgeted position of the Town of Wolfville.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

N/A

8) COMMUNICATION REQUIREMENTS

Staff will be advised of the appointment and changes to contact information will be made where necessary.

9) ALTERNATIVES

REQUEST FOR DECISION 053-2021

Title: Appointment of Building Official

Date: 2021-10-05

Department: Planning & Development



N/A

REQUEST FOR DECISION 044-2021

Title: Municipal Alcohol Policy

Date: 2021-09-07

Department: Office of the CAO



SUMMARY

Municipal Alcohol Policy

As a “spirited community,” a University Town, and the premiere destination for craft beverage and wine experiences in Eastern Canada, Wolfville has both an opportunity and a responsibility to lead a targeted process to build understanding around our relationship with alcohol.

Through a comprehensive policy, Wolfville should be able to provide a safe and enjoyable environment in which the consumption of alcohol does not harm the health of our residents or visitors to our community.

Developed as an actionable piece of Wolfville’s draft community alcohol strategy, this policy represents real steps the Town of Wolfville can take to minimize alcohol related risks and harms in association with alcohol marketing, access to alcohol and consumption of alcohol.

The intent of this policy is to provide consistent direction to the Town of Wolfville for use in decision making regarding the promotion, serving, sale and consumption of alcohol on Municipal properties and at Municipal events.

DRAFT MOTION:

That Council approve the draft Municipal Alcohol Policy for the Town of Wolfville as amended.

That staff review and report on tobacco and cannabis regulations at a future date to ensure any gaps are addresses in future policy review.

REQUEST FOR DECISION 044-2021

Title: Municipal Alcohol Policy

Date: 2021-09-07

Department: Office of the CAO



1) CAO COMMENTS

The CAO supports the recommendations of staff.

2) LEGISLATIVE AUTHORITY

This policy is in accordance with the Liquor Control Act, The Municipal Government Act and the CRTC Code for the Broadcast Advertising of Alcoholic Beverages.

<https://nslegislature.ca/sites/default/files/legc/statutes/liquor%20control.pdf>

<https://nslegislature.ca/sites/default/files/legc/statutes/municipal%20government.pdf>

<https://crtc.gc.ca/eng/television/publicit/codesalco.htm>

3) STAFF RECOMMENDATION

The staff recommendation is to approve the draft policy as presented.

4) REFERENCES AND ATTACHMENTS

Town of Wolfville Draft Alcohol Strategy 2020

5) DISCUSSION

The draft Municipal Alcohol Policy provides a clear set of considerations, rules and guidelines for Town owned and operated facilities. The policy also applies to events hosted by the Town, regardless of whether the event is hosted on Town property or not.

With this policy in place, public special events, licensed public special events and festivals organized or sponsored by the Town of Wolfville will have clear guidelines for promotion, sale, and consumption of alcohol.

With this policy, we will be able to take meaningful steps to minimize alcohol-related risks and harms in association with alcohol marketing, access, and consumption in our community.

Discussion at the September 7, 2021, Committee of the Whole raised the question of how the policy relates, or applies, to the Wine Bus that operates by the Willow Park Visitor Information Centre. Staff

REQUEST FOR DECISION 044-2021

Title: Municipal Alcohol Policy

Date: 2021-09-07

Department: Office of the CAO



considered this and recommended that the policy work with the Wine Bus in the same way that the policy works with sidewalk patios, which is to say, the Wine Bus would have an exemption from the policy.

Through this process, the Wine Bus marketing was reviewed, including the images on the bus, and it all adheres to advertising standards.

There is no record of complaints regarding Wine Bus patrons from families using the Willow Park playground and splash pad, so restrictions through the application of this new policy are not required at this time.

At the Sept. 21 Town Council meeting, discussion focused on alcohol marketing in close proximity to children as outlined in Section 4.7 of the draft Municipal Alcohol Strategy. A suggestion was made to remove the specific section to tighten-up the language in policy. Once done, no exemption will be required for the Magic Winery Bus.

The section (4.7) removed included the **prohibition of alcohol marketing in close proximity to family-oriented events hosted by the Town of Wolfville where children are the primary audience.**

Section 4.2 of the draft policy continues to prohibit alcohol sales, serving, sampling and consumption at family-oriented events hosted by the Town of Wolfville where children are the primary audience.

As an actionable piece of the draft Community Alcohol Strategy, this policy provides the Town of Wolfville with a way to lead by example when it comes to understanding the responsibility that comes from having the right to enjoy alcohol.

6) FINANCIAL IMPLICATIONS

None.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

- Economic Prosperity is considered because of our “spirited” brand. Managing the potential risks that come from alcohol through reasonable policy guidelines will allow the Town of Wolfville to continue to host safe, welcoming events for both residents and visitors.
- Community Wellness needs to be considered because of the health risks associated with alcohol use and misuse. Strong alcohol policy that covers serving, advertising, sampling, and selling makes it easier to manage both risks and harms.

REQUEST FOR DECISION 044-2021

Title: Municipal Alcohol Policy

Date: 2021-09-07

Department: Office of the CAO



8) COMMUNICATION REQUIREMENTS

Once passed, the Municipal Alcohol Policy needs to be shared with staff who will be responsible for planning, organizing, hosting, and partnering with others in event planning and event management.

Communication to Alcohol Working Group members and the Community Harmony members should also be done.

9) ALTERNATIVES

Without policy in place, staff could continue to make decisions on a case-by-case basis.

REQUEST FOR DECISION 052-2021

Title: STRs, SROs, and Building Height from PAC

Date: 2021-10-05

Department: Planning & Development



SUMMARY

Short-Term Rentals, Single Rooms Occupancies, and Building Height

The Town’s planning documents were adopted in September 2020. Staff would ideally do a check-in on the effectiveness of the new policy and regulatory changes after using the documents for a year; however, this has been a unique and challenging period in a pandemic and far from “normal” operating conditions.

The Planning Advisory Committee has been having discussions on housing in the Town/region/province since May 2021 and Staff brought forward 4 options to impact our housing situation in the short-term:

- R-1 zoning
- Short-term Rentals
- Single Room Occupancies
- Building Height

Each of these are detailed in the Planning Advisory Committee [Report](#). Additionally the discussion can be reviewed in the Draft minutes (attached) or by listening to the [recording](#) of the meeting.

The Planning Advisory Committee provided 2 recommendations to Council:

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

REQUEST FOR DECISION 052-2021

Title: STRs, SROs, and Building Height from PAC

Date: 2021-10-05

Department: Planning & Development



DRAFT MOTION:

That Council adopt the recommendations from the Planning Advisory Committee, focused on improving the housing situation in the Town, and direct Staff to work on and bring back potential amendments to short-term rentals, single room occupancies and building height.

NOTE: This report will be accompanied by a Staff presentation to ensure the different areas are understood, context provided and decisions and process clearly outlined.

REQUEST FOR DECISION 052-2021

Title: STRs, SROs, and Building Height from PAC

Date: 2021-10-05

Department: Planning & Development



1) CAO COMMENTS

The CAO supports the recommendation of Staff.

2) LEGISLATIVE AUTHORITY

The *Municipal Government Act* provides the Town broad authority to control land uses.

3) STAFF RECOMMENDATION

That Council accept the recommendations of their Planning Advisory Committee and look at Single Room Occupancies, Short-term Rentals and Building Height amendments.

4) REFERENCES AND ATTACHMENTS

References

1. Sept. 9, 2021 PAC [Recording](#).
2. Town of Wolfville Planning Documents: see [here](#).
3. Previous PAC Housing material, presentations and discussion (May-Sept 2021): see [here](#).

Attachments

1. PAC [Report](#) from September 9, 2021.
2. PAC Draft Minutes from September 9, 2021.

5) DISCUSSION

The attached PAC report should be read in-full to understand what was considered and now being presented for Council's consideration.

The pre-pandemic outlook for Nova Scotia was quite different than the interest we have in our Province now and the housing situation continues to worsen, particularly in already unaffordable markets (to most) like Wolfville. The planning documents we have adopted did not contemplate the situation we now find ourselves in. The Planning Advisory Committee has been reviewing housing material, listening to speakers and having discussion for the last 5 months. The PAC has now put forward changes to our planning documents to better the local housing situation, while holding off on looking at the R-1 zone until progress is made in other areas.

The attached PAC report outlines the R-1, Single Room Occupancy, and Short-term Rental issues well and there is not much to be added here. It was decided to hold off on the R-1 issue until we make progress on the Single Room Occupancies and Short-term Rentals. Consensus was fairly easily achieved on these issues at the PAC and was voted on as a separate motion.

REQUEST FOR DECISION 052-2021

Title: STRs, SROs, and Building Height from PAC

Date: 2021-10-05

Department: Planning & Development



The building height issue was more difficult and the minutes and recording should be reviewed for context. From Staff's perspective, the issue of building height is well explained in the PAC report and Staff (and multiple consultants) have recommended for a 6-storey height limit in the Town since 2016.

New information since the PAC meeting which Council may find relevant is the recent adoption of [a 6-storey height limit](#) in certain areas (Main Street, New Town 1, and Marine/Waterfront) of the Town of Lunenburg, as shown in the table below. This change was largely justified by the challenging housing situation we find ourselves in. Staff can further explain the Lunenburg context during the Staff presentation.

Form requirements from Town of Lunenburg new Land Use By-law:

Table 9: Main Building Form Requirements

Form Zone	Max. Height	Min. Height	Min. Ground Floor Height	Min. Streetwall Height	Max. Streetwall Height	Min. Stepback Above Streetwall	Max. Building Footprint
Old Town 1	10.5 m (34 ft)	6 m (20 ft)	-	-	-	-	-
Old Town 2	10.5 m (34 ft)	-	-	-	-	-	-
Old Town/New Town 1	10.5 m (34 ft)	-	-	-	-	-	-
Old Town/New Town 2	10.5 m (34 ft)	-	-	-	-	-	-
New Town 1	19.5 m (63 ft)	-	-	-	-	-	1,500 m ² (16,145 ft ²)
Main Street	20.5 m (67 ft)	10 m (33 ft)	4 m (13.2 ft)	10 m (33 ft)	16 m (52 ft)	3 m (10 ft)	3,000 m ² (32,291 ft ²)
Marine	19.5 m (63 ft)	-	-	-	-	-	-
Community	10.5 m (34 ft)	-	-	-	-	-	-
Industry	13.5 m (44 ft)	-	-	-	-	-	-
Rural	10.5 m (34 ft)	-	-	-	-	-	-
Shoreline	8 m (26 ft)	-	-	-	-	-	47 m ² (505 ft ²)

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Title: STRs, SROs, and Building Height from PAC

Date: 2021-10-05

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Next Steps

If council decides to move forward with these amendments, the Single Room Occupancy and Short-Term Rental work would take us a number of months (3-6 minimum) to build inventories, do consultation with stakeholders, test existing regulations and bring back amendments, if warranted.

The building height issue is more straightforward and could proceed to the next Planning Advisory Committee meeting for consideration – given the previous Staff and professional/consultant recommendations could be brought back for consideration.

6) FINANCIAL IMPLICATIONS

To systematically look at these issues, Staff capacity is required – potentially small amounts of the existing operating budget would be used for consultant support if needed.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

See PAC report.

8) COMMUNICATION REQUIREMENTS

All amendments to our planning documents require a legislated process, including communications and notification.

9) ALTERNATIVES

1. Council direct Staff to only look at certain amendments recommended by the PAC.
2. Council direct Staff to look at amendments not recommended by the PAC (R-1) in addition to amendments recommended.
3. Council direct Staff to not look at any amendments at this time.

REQUEST FOR DECISION 051-2021

Title: East End CDD Lands

Date: 2021-09-28

Department: Planning and Development

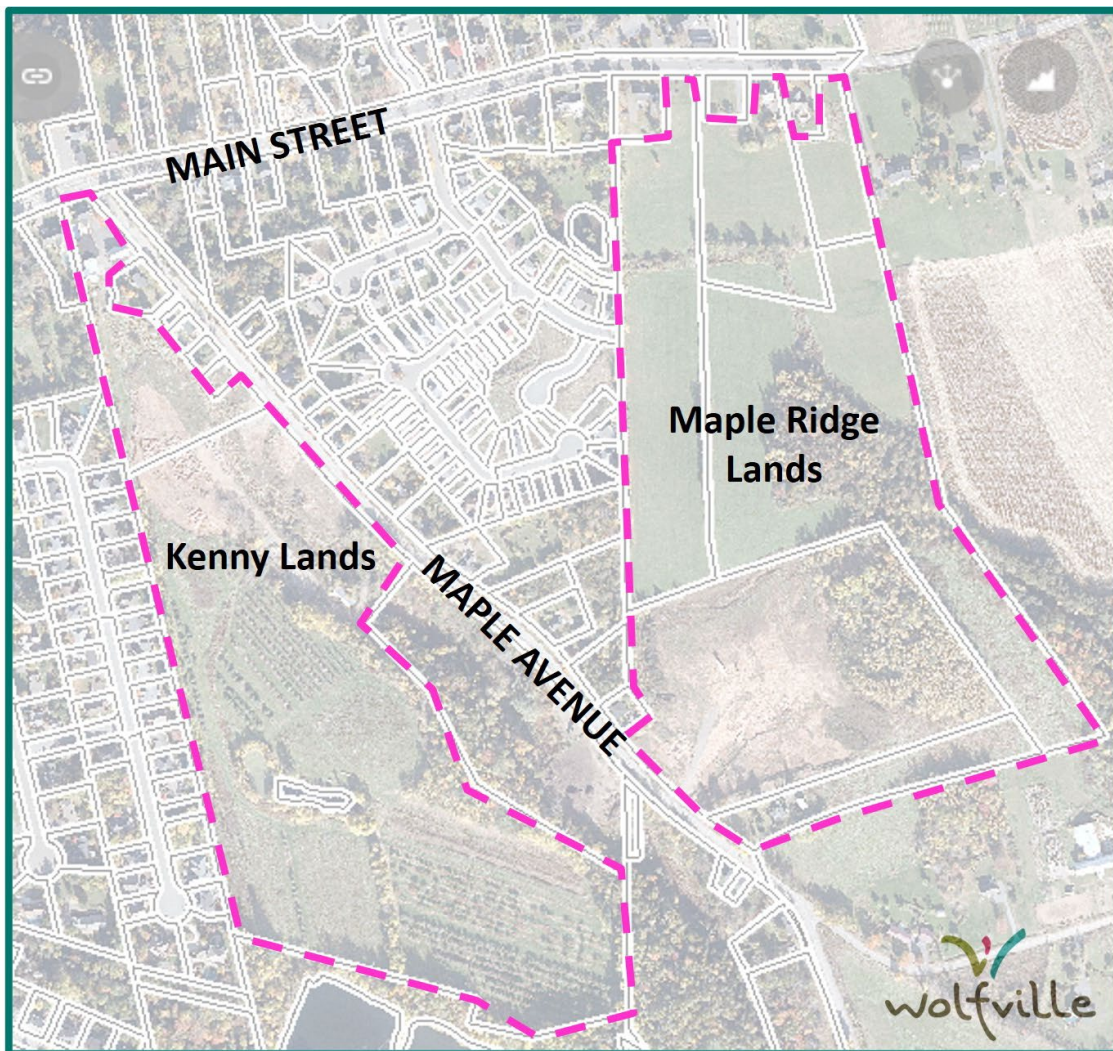


SUMMARY

East End Comprehensive Development District Lands

During the Town’s Municipal Planning Strategy Review, Council designated and zoned large tracts of undeveloped land in the East End of Town as “Comprehensive Development District.”

These lands are referred to in this report as the “Kenny Lands” and the “Maple Ridge Lands” and are shown below.



These tracts of undeveloped land require analysis, consultation, and planning before they can be considered for actual development (e.g. roads, parks, trails, buildings, etc). This process will take time

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Title: East End CDD Lands
Date: 2021-09-28
Department: Planning and Development



and Staff are requesting direction from Council to move forward. A [report](#) was taken to Council in May of 2021 and the following motion passed:

That Council direct Staff to initiate the process to begin a secondary planning process of the Comprehensive Development District Lands in Wolfville's East End (as outlined in this report) and bring back a report outlining the process, associated costs, and other considerations to a future meeting of Council.

Since May, Staff have had meetings with some of the land owners in the East End, internal meetings with management and have established costs and a process to enable development on these lands.

The intent of this report is for Council to decide on whether to use reserve funding to begin this process now or wait and budget these costs in the next fiscal year (April 2022). The question is one of investment readiness – these lands cannot be developed without this process, as per the policies of our planning documents.

The owners and Developers in the East End want a clear path forward – the community will also want to have clear expectations on what change is to be expected. Staff feel the process outlined can avoid the pitfalls experienced during the West End process and bring new housing and investment to our community in a planned, coordinated manner.

DRAFT MOTION:

That Council authorize Staff to spend up to \$150,000 from reserves to complete a secondary plan and other diligence related to water and sewer infrastructure for the East End Comprehensive Development District lands.

REQUEST FOR DECISION 051-2021

Title: East End CDD Lands
Date: 2021-09-28
Department: Planning and Development



1) CAO COMMENTS

The CAO supports the recommendation of Staff. Council will continue to be updated or presented with decision points as the process moves forward.

2) LEGISLATIVE AUTHORITY

The Municipal Planning Strategy provides Council the authority to begin planning undeveloped areas of the Town. The *Municipal Government Act* provides Council the authority to zone and regulate land uses.

3) STAFF RECOMMENDATION

That Council authorize Staff to spend up to \$150,000 on a secondary planning process for the East End CDD lands.

4) REFERENCES AND ATTACHMENTS

- May 18, 2021 Council Meeting – [Report](#) and [Minutes](#)

5) DISCUSSION

Initiation

The potential Developers in this area are requesting a process begin so development can eventually take place and clear expectations established. This report builds on the motion passed by Council in May 2021 to begin this process and bring back additional information.

Municipal Planning Strategy (MPS)

The Municipal Planning Strategy was approved in September of 2020. During our review there was discussion on the last large parcels of undeveloped land in the Town and Council decided to designate and zone these lands for comprehensive development – requiring a secondary plan before any actual development can take place.

Most of our residential areas have not been comprehensively planned. Areas were subdivided and individual areas developed – of various sizes. Council’s desire during the plan review was to avoid piecemeal planning or Development Agreements for portions of these tracts of land. The Comprehensive Development zone was created to guide a public process to establish what will be built – excerpts and references from the MPS are included further on in this report.

Consultation and Scope

On the Maple Ridge side, some land owners have been working with potential developers and others have not. Some land owners have not been contacted by the Town for discussion. All of these owners

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will be contacted and be part of the process outlined. The Kenny lands will only be a single land owner and therefore not as complex. These parties would be partners to the Town in the process. A full public engagement process would happen once we had consultants hired and the process outlined below kicks-off.

From Staff's perspective it is in Council's best interest (and the overall public interest) to plan these areas together and move through a clear, quality process to do so.

Secondary Plan Process:

Working with consultants Staff will carry out the following work:

- 1. Base Plan Assembly:** We will assemble the latest topographic, property, servicing and aerial base information to create an accurate CAD base plan from GIS files.
- 2. Development Analysis Maps:** We will assemble all of the necessary development analysis maps from a variety of sources including, slope maps, soils maps, surficial geology maps, geology maps, microclimate maps, aspect maps, vegetation maps, and servicing maps. These maps will be critical in understanding the development capability for the area and their capacity for new development, new roads, new parks and new conservation corridors.
- 3. Traffic data and study:** We will collect the latest traffic counts using Miovision traffic counters to supplement any existing traffic data for a Traffic Impact Study for the area.
- 4. Water and Sewer Analysis:** We will carry out a water study to ensure the Town has sufficient water to service the planned expansion and identify any upgrades required. A sewer capacity and distribution analysis will also be carried out to ensure capacity is sufficient and identify any upgrades or replacement required. Upgrades and cost sharing with developers would be determined through Servicing Agreements once development is proposed.
- 5. Other considerations:** We will confirm with other Town staff and stakeholders on any other necessary variables which may have a bearing on the layout of these developments. These could include recreation needs, ecological connectivity, flood potential, special servicing requirements, adjacencies, sustainability parameters, and any other special variables.
- 6. Stakeholder Engagement:** We will host sessions with land owners and / or their development representatives to communicate the goals and objectives of this process as well as the requirements for the secondary plan highlighted in the MPS. We anticipate one-on-one interviews with each to better understand the needs and aspirations for development as well as any phasing or timing constraints.
- 7. Public Engagement:** Our team will host a community development workshop designed to distill the goals, objectives and guiding principles which are important to the community. We will also need to communicate the goals and objectives of the municipality to the community as well as the development process. This two-way communication will be important to bring everyone on the same page about how

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these developments will build out over time and the importance of understanding each other's goals for a successful development.

8. Online Engagement: We will host a parallel online component using [Wolfville Blooms](#) to capture additional community input to guide this process smoothly and with mutual understanding.

9. Preliminary Design: From the feedback, our design team will prepare framework plans for the area looking at various options that meet the goals of the community, the developers and the Town. We will assemble a development pro forma for each option to communicate the anticipated yield and high level class D cost for each option. As part of this process we will summarize the various development forms including multi-unit, single family, duplex/semi, townhome and cluster style developments. This framework plan will not be a detailed master plan but will use typical development footprints to provide a realistic and achievable pro forma yield.

9. Feedback on Preliminary Design: We will present the various options to the land owners to gather feedback on a preferred development plan. Again, this plan will establish the important road connections, open space locations and connectivity considerations while leaving each land owner some flexibility in developing their own plan for their individual properties while still meeting the overall goals of the comprehensive development designation in the MPS.

10. Socio Economic Impact Analysis: The primary advantage of conducting a socio-economic analysis at this stage of development is the value this holds in supporting communications with a range of project stakeholders. An analysis of economic impact helps to establish a clear understanding of the wider economic benefits that are associated with the proposed development. These benefits arising from our analysis will be expressed as:

- One-time only construction impacts.
- The important ongoing benefits of a fully programmed development that will provide dwelling units, places of work, and be an aggregator of consumers for the surrounding business community, as well as generate property tax impacts accruing to the Town and income tax accruing to the province and the federal government
- Increasingly, the value of housing stock availability in balancing the current and projected continuation of demand and its upward pressure on price; and
- Impacts on consumer spending, household formation, and the broader benefits of accessible housing, boosting the tax base, supporting employer recruitment of workers, among other benefits.
- Optionally, we can also provide an assessment of the demographic impacts and absorption rates based on our scenario-based population forecasting.
- The final statement of benefits will be succinctly framed in a one to two-page summary. This report will address the following direct and spin-off construction impacts of the project's contribution to:
 - Employment (expressed in full-time equivalent positions)
 - Household income
 - Gross domestic product (GDP at market prices)
 - Federal and provincial taxation; and
 - Changes in tax base and property tax revenues.

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10. **Master Plan Development:** We will use these conversations/process to this point to prepare a master development framework plan and final pro forma and phasing plan.

12. **Planning Advisory Committee and Community Feedback:** We will present our outcomes to the Planning Advisory Committee, hold a Public Open House and ensure Wolfville Blooms (online portal) is updated. A recommendation from the Planning Advisory Committee would be sought.

13. **Final Changes to Secondary Plan and Master Plan:** Following feedback from these sources we will update the draft secondary planning document and draft master plan

15. **Council Consideration:** We will assemble the final plan for consideration and adoption by Council into our planning documents through the legislated process in the *Municipal Government Act*.

16. **Development Enabled and Proceeds:** Depending on the outcomes of the Secondary Planning process, it is Staff's intent that development could then proceed by Site Plan approval (not Development Agreements). Contributions, timing and infrastructure would be managed through servicing agreements, in accordance with the secondary plan adopted by Council.

This overall process is estimated to cost up to \$150,000 – hiring various specialized consultants to carry out the work and support Staff moving this forward. It is anticipated the secondary planning process could be accomplished in 6-8 months.

6) FINANCIAL IMPLICATIONS

The \$150,000 is an unbudgeted cost, and as such Council should consider the options available to fund the secondary planning process. There is an opportunity for the land owners and Developers to contribute to this process; however, most of this work relates to Town responsibilities, e.g. does the Town's Water Utility have sufficient capacity to meet water consumption demands as new development occurs. As details of the secondary plan are developed the Developers will carry costs where relevant to their specific lands (e.g. infrastructure upgrades required for the development).

A couple of factors relate to the overall funding of the proposed secondary planning process.

- A portion of the consulting work required relates to the Water Utility (refer to Step 4 of the process outlined above). Currently it is anticipated this work will have a cost between \$50,000 and \$75,000. This would be paid directly out of the Utilities Operating Fund. No direct use of reserves is needed as the Utility is able to budget and/or incur a deficit. The Utility had \$674,000 in Accumulated Surplus at the end of fiscal 2020/21 which can be used to absorb the \$50,000-\$75,000 cost.

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- The other portion of the work relates to the Town's Operating Fund and as such has to fit within the financial processes outlined for municipalities. This could mean simply paying out of current year expenditures with the hope that the Town ends the year without a deficit. The other option is for Council to approve a transfer from Operating Reserves to offset the cost.

Given the current year end financial forecast for the Town (refer to Information Report related to 1st Quarter Financial Results) it would make sense to use Operating Reserves as the funding mechanism. This helps to avoid a potential deficit, which can count against the Town in the provincial Financial Condition Index (FCI's). Use of Reserves in this case is also consistent with the rationale outlined in Town Policy 140-006 Reserves.

It should also be noted that the Town entered the current fiscal year with approximately \$2.5 million in Unrestricted Operating Reserves. Of this amount, the Town has tentatively committed just under \$1 million for operating & capital costs during the next decade.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

The Town's new planning documents can be found [here](#).

- [Municipal Planning Strategy](#)
- [Land Use By-law](#)
 - Schedule D outlines considerations for CDD areas
- [Zoning Map](#)

The Municipal Planning Strategy Policies most relevant are included below.

MPS Section 8.5:

REQUEST FOR DECISION 051-2021

Title: East End CDD Lands

Date: 2021-09-28

Department: Planning and Development



8.5 Comprehensive Development District (Future Neighbourhoods)

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.

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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

REQUEST FOR DECISION 051-2021

Title: East End CDD Lands
Date: 2021-09-28
Department: Planning and Development



- 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) COMMUNICATION REQUIREMENTS

Communication and engagement during the planning document review has been carried out and was extensive; however, this is substantial change that will require a communications strategy as we move forward.

Initial communication will be to property owners within the two CDD areas and with developers. A full community consultation process and notification would be established as part of the secondary planning work.

9) ALTERNATIVES

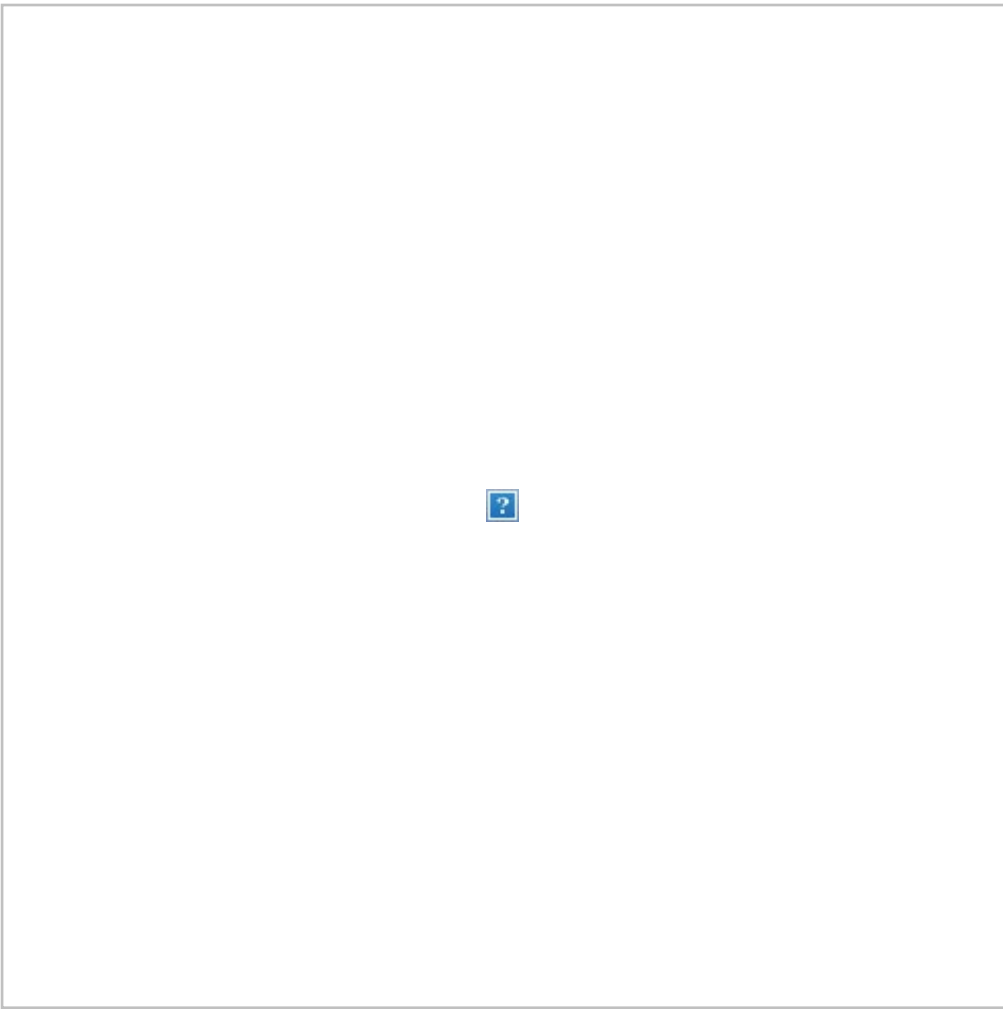
- That Council not move forward with authorizing the costs to comprehensively plan the east end CDD lands and it be considered as part of the 2022 budget deliberations

From: [AIM Network](#)
To: [Town Council](#)
Subject: 2021 Atlantic Asset Management Conference - Program Now Available!
Date: September 24, 2021 11:00:48 AM

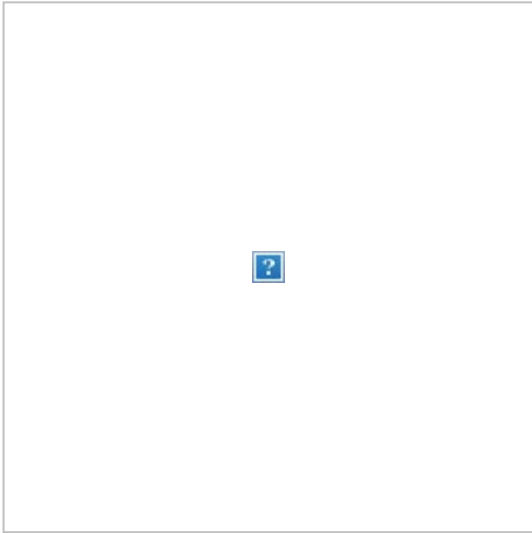
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[View this email in your browser](#)





The detailed **Conference Program** is now posted [HERE](#).



Asset Management helps municipalities manage and govern in a manner that balances levels of service, risk and cost to provide reliable services in the most cost

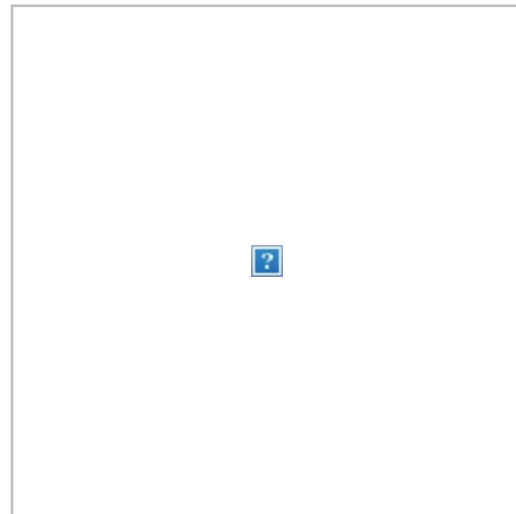
effective manner. Whether you are a municipal staff person, elected official or someone who provides services to municipalities you won't want to miss this in-person event taking place October 25-27 at the DoubleTree by Hilton, Dartmouth, NS. **(NOTE: Proof of full vaccination will be required to attend this event.)**

The theme for this year's conference "**Evolving Needs, Adapting Services**" reflects on the many changes and challenges that municipalities are currently dealing with including a changing climate and its impacts on municipal services and infrastructure. In addition to a feature session on climate change entitled "Canada in a Changing Climate: A Deep Dive into Cities, Towns, Rural and Remote Communities", presenting some of the findings in the recently released National Issues Report by ICLEI Canada, the Program includes a number of other presentations and case studies which illustrate not only the challenges, but some very innovative approaches to addressing it.

The pre-conference workshop on Monday, October 25th will help with understanding how to operationalize asset management from Policy to Capital Planning.

In addition to all of this, to enhance the in-person experience for everyone, we have included a number of networking opportunities this year including a Pre-conference Meet and Greet, a Technical Tour and more.

We anticipate reaching capacity for this event early this year, so [Register Now](#) to ensure your spot.



Our mailing address is:

AIM Network
50 Waterfront Dr., #502
Bedford, NS, B4A 4H3
Canada

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Video Surveillance a request to Town Council
Date: October 13, 2021 11:42:53 AM

From: Bob Lutes

Sent: October 11, 2021 1:07 PM

To: Andriel Pitter; Anna Dearman; Barbara J Mitchell; Barbara Shaw <bshaw@wolfville.ca>; Erin Beaudin <EBeaudin@wolfville.ca>; George Kearley; Isabel Madeira-Voss <imadeira-voss@wolfville.ca>; Jacaqueline Milner; Janet Kirkconnell; Jennifer Ingham <jingham@wolfville.ca>; Jodi MacKay <JMacKay@wolfville.ca>; John Roscoe <john.roscoe@acadiou.ca>; Laura Morrison <lmorrison@wolfville.ca>; Oonagh Proudfoot <OProudfoot@wolfville.ca>; Parker Eye; Rob Jodrey <robert.jodrey@rcmp-grc.gc.ca>; Sara Lee Lewis; Sergei; Wendell Graham; Wendy Donovan <WDonovan@wolfville.ca>; Mike Butler <mbutler@wolfville.ca>; Noel McQueen; Tim Bouter <tbouter@wolfville.ca>; Wendy Elliott WElliott@wolfville.ca

Subject: Video Surveillance a request to Town Council

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Morning Everyone,

One of our issues in getting to the bottom of unlawful activity, the signage being a prime example, is the detection of the perpetrators/wrongdoers/party revellers. Some know who took the signs and some know where the signs are but no one is speaking, not wanting to "be a rat".

We are therefore left to other devices and the RCMP do not look like they are the answer. SO, residents of Fairfield and Bay recommend posting signs for "video surveillance" (if necessary - you can check with your solicitor) and then putting cameras in place to video the signs (once replaced) and other areas of damage to property.

The cameras may lead to those responsible actually being "caught and held accountable". There is no accountability without detection and this has been absent.

Video surveillance could also identify those who are regularly violating the By Laws of the Town of Wolfville and property damage as well.

If this is not an option then how are we going to bring some semblance of normality to Fairfield and Bay with spill over to Hillside, Highland and no doubt other parts of Town?

Something new needs to be done because as we talk about it and receive reports on what happened last weekend those who live in the affected areas sometimes remain hostage to the roaming drinking crowds.

If what happens on Bay and Fairfield happened in some other parts of Town a new solution would be found. So let's find the solution.

At the moment our enforcement agencies, the RCMP and DMT are not the solution, however if we can provide the RCMP with the evidence of who is perpetrating the violations I'm sure they will follow up and take some action which to this point has been absent.

A number of residents over the years have moved because of all the chaos but Lee Lewis, Anna Dearman and others who have lived for many years on Fairfield, Bay, Hillside, Highland or Wallace Place deserve better.

We are done with "it's just a party" or "this happens every year" or "they are just kids and don't know how to act yet" or other bogus excuses. Logic would tell us that these events are most likely student centered. We would be happy to be proven wrong as that would mean whoever is causing the damage has been caught. Students, friends of students and others are not exempted from the law but when enforcement does not hold people accountable on it goes, hence the suggestion of fixing the failure to detect with video surveillance.

This is only one of many things that need to change but it would be a step forward.

When giving this some consideration please keep in mind part of the vision of the Town of Wolfville is: "The town's vision is a community based on respect for all people, property and the environment...". This vision can not be seen on Fairfield, Bay, Hillside and Highland.

If the Town should for some reason decide this is a no go then what? There needs to be a change to the status quo as the job is not getting done and a new Compliance Officer is not the answer as these events do not happen between 8:30 AM and 4:30 PM.

There has been enough trauma to residents. Bob

From: [Wendy Donovan](#)
To: [curtisLear](#); [Town Council](#)
Cc: [Kelton Thomason](#)
Subject: RE: parade
Date: October 3, 2021 3:00:23 PM

Dear Mr Lear;

I am not aware of the Town having a Christmas Parade in my time on Council although there is an annual tree lighting that has included a visit from Santa – sometimes arriving on a fire truck so perhaps that is what you are referring. I am making the assumption that this will happen again this year, although depending on where we are with the public health measures by then we may still not be able to have an event that attracts crowds. I have copied our Director of Parks and Recreation who can provide you with the date of the tree lighting and any other related activities.



Mayor Wendy Donovan

Town of Wolfville

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

From: [curtisLear](#)
Sent: October 2, 2021 10:34 PM
To: [Town Council](#)
Subject: parade

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

[are you going to have a Christmas parade this year](#)

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Request For Blog Post
Date: October 13, 2021 9:21:37 AM

From: dereka adam
Sent: October 11, 2021 10:11 AM
To: Town Council <towncouncil@wolfville.ca>
Subject: Request For Blog Post

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

Greeting,

Dereka here, from Webevis. I'm reaching out to check if you are accepting content from guest contributors on your blog.

We are trying to establish ourselves as a helpful, trustworthy brand, and we think the best way to do that is through quality content. If you do publish content from guest authors, I would love an opportunity to be one of them, Because I am providing quality content relevant to your blog.

Please let me know if there are any other requirements. It might make a great addition to your page.

Thanks for your time!

Regards,
Dereka Adam

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Season Update: Front Street Community Oven
Date: October 4, 2021 9:28:13 AM

From: Front Street Community Oven Wolfville <frontstreetoven@gmail.com>
Sent: September 30, 2021 11:13 AM
To: Town Council <towncouncil@wolfville.ca>; Kelton Thomason <kthomason@wolfville.ca>; Nick Zamora <NZamora@wolfville.ca>
Cc: Adam Barnett; anne.stieger; events@frontstreetoven.ca; Eleonora Ebata; Brennan Fitzgerald
Subject: Season Update: Front Street Community Oven

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

Good morning friends,

I'm writing wearing my hat as board member for the Front Street Community Oven.

We wanted you to be the first to know that we will be closing earlier than expected for this year's season. We usually stay open until end of October, however we have made the difficult decision to close by October 4th this year.

There are two main reasons for this:

1. We do not currently have the capacity to enforce the new covid vaccine policy. Given the context of the Oven and its drop-in culture, ensuring that we have adequate processes in place by Sunday is not possible, and we are lacking key information from the province on what exactly is required, despite our best efforts to research this. We also feel it is too much to ask of our volunteers to be the ones enforcing and explaining this policy, and to turn people away from a space that is meant to be welcoming for all. We found this a difficult decision to make, but we know it will allow us to ensure we have adequate processes in place when we re-open next season (when we will also all have more experience with this new situation).
2. The good news is that this will allow us to start work on the walls, doors and windows for the Oven building in October, before the weather gets too unpredictable. We have secured a contractor that can start in October and will use this winter to finalize the building as well. As you may know, finding a good carpenter is a challenge at the moment so we feel it's the best choice to seize the opportunity now.

All in all, this will allow us to re-open with a less weather-dependent space and clear, adequate policies in place for the 'new normal'. We are very excited and thankful that Robie Tufts Nature Centre park is really coming to life, almost every day there are people cooking and eating down there, climate organizers meeting down there, dance groups dancing there, martial arts practices, and other joyful and connective gatherings.

I'm personally very excited to continue and expand how we gather, thrive, build bridges, reconnect, recharge, and re-imagine through process of growing food, gathering food, co-cook, and bread bread together.

Thank you for your collaboration and support thus far, and we look forward to continue working with you to create

a welcome space and offer programming for our fellow community members.

Yours Kindly,

Duncan and the Oven Board

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Paperless forms for Town Of Wolfville Tourist Bureau
Date: September 20, 2021 2:01:03 PM

From: Francois Laruaz <francois@colib.io>
Sent: September 16, 2021 1:04 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Paperless forms for Town Of Wolfville Tourist Bureau

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Hello,

As the pandemic is still around, most tourism professionals require their visitors to complete a Covid-19 wellness screening form before visiting.

We know PDFs or even paper can be very time consuming, that's why we have developed [Colib](#) to help you.

[Colib.io](#) is a modern online secure platform (PIPEDA compliant) providing **any type of paperless form** (Health form, waiver, new client form, etc.) which you can create yourself directly on Colib.io. Send the link of the form via sms or email, or display the QR code we provide at your location. Your visitors can easily complete and sign the form on a phone, tablet or computer. Then, you can download or view all the forms completed by your clients on our platform at any time.

Here is an example: <https://www.colib.io/Form/PMDER4QL29>

Thousands of visitors across Canada use our platform every week, saving business owners and receptionists hours of work.

If you think Colib could help Town Of Wolfville Tourist Bureau, please don't hesitate to reply to this email or visit our website. [Colib.io](#)

We hope you join our Colib community soon!

Best regards,

Francois Laruaz
Director Of Operations

<https://www.Colib.io>

Email: francois@colib.io

Tel: +1 (778) 300 9262

#304 - 2385, W 5th Avenue, Vancouver, BC V6K 1S6

From: [Grodt, Jens](#)
To: [Town Council](#)
Subject: pst reporting
Date: September 24, 2021 1:09:37 PM
Attachments: [image434279.png](#)
[image157686.png](#)
[image850159.png](#)
[image236545.png](#)
[image288677.png](#)
[image800287.png](#)

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

Hello,

I would like to introduce you to a very powerful tool that is a vital part of a pest control program, Multi-Unit Reporting / MUR. This powerful reporting tool saves you time and money. It keeps tenants happy, protects the value of your property and helps to avoid costly lawsuits and liability issues.

This link <https://www.youtube.com/watch?v=po0ggClqUdE> is quick minute overview of the exclusive to Abell program.

Is there a convenient time for us to discuss how MUR can benefit you?

Kind Regards,

Jens



Jens Grodt

Regional Account Manager

Phone: (902) 442-0160 • **Mobile:** (902) 220-8872

Fax: (902) 481-9341

jgrodt@abellgroup.com • www.abellpestcontrol.com



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From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Lack of response
Date: October 4, 2021 9:24:14 AM

From: Ivan Tomek
Sent: September 30, 2021 7:34 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Lack of response

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

Hello,

We have now been for several years trying to get some action on the trail between Orchard Avenue and Sherwood Drive passing by a pond. At the approach of winter, this somewhat popular trail that we use literally every day, always acquires a notice to the effect that 'the trail is not maintained in winter' (which usually stays there during the summer as well), the main problem being a 10 - 15 meter steep approach to the pond, which becomes covered by ice and impassable at the first frost. We have been suggesting at least a minimal accommodation by a simple railing on one side of the path, which would make it possible to get up and down - with some difficulty, but still passable.

We have made this suggestion over the last few years at least five times by e-mail as well as orally, to council members, as well as the Director of parks and recreation. We understand that everybody is very busy and that there must be more important issues, and we also appreciate the excellent work being done in the area, but this appears to be a minor issue and one whose solution would make the trail accessible to many more people during the several months of the winter season. In fact, we offered up to \$1,000 towards the building of this railing, but the best we achieved was a repeated promise of a personal meeting to discuss the issue and explore the site, which never happened.

We would thus like to ask the Council to look at this request (minor, in our opinion, and quite in the spirit of the stated Wolfville goal to promote fitness) and contact us if we can be of any help in implementing it. We repeat that we are willing to contribute financially to its implementation.

Thank you.

Ivan and Jana Tomek

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Noise Complaint
Date: October 4, 2021 9:35:12 AM

From: Rachel Lightfoot <rachel@lightfootandwolfville.com>
Sent: September 17, 2021 8:23 PM
To: kgrtaylor@gmail.com
Cc: councillor.allen@countyofkings.ca; Town Council <towncouncil@wolfville.ca>; inquiry@countyofkings.ca; Michael Lightfoot <michael@lightfootandwolfville.com>; Jocelyn Lightfoot <jocelyn@lightfootandwolfville.com>; Geoff Muttart <gmuttart@muttartslaw.ca>
Subject: Noise Complaint

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

Dear Karen & Family,

Thank you for reaching out and for bringing this disruption to our attention. We are so sorry to hear that noise stemming from the private event held at Lightfoot & Wolfville on Tuesday night impacted your sleep.

We have a long and deep connection to this community and value our relationships with our neighbours. The Lightfoot family has been farming on this land for four generations and we still live here on the property today, so we feel any noise disruptions in the community first hand.

We followed up with the team that executed the event on Tuesday night and confirmed that they were aware of some out-of-the-ordinary shouting in the parking lot as guests were exiting the property, around the time that you sent your email. While we do often host events and weddings as one of Atlantic Canada's leading event venues, and our events do sometimes create noise, I can assure you that the late night shouting of Tuesday's guests while exiting the venue is not typical behaviour for guests attending events at Lightfoot & Wolfville, and is not behaviour that we condone.

May I ask you a few questions to help us in understanding how the disruption impacted you, in an effort to help minimize this occurrence for upcoming events:

- What type of noise(s) caused you the disruption? Was it voices or something else?
- What time did you hear the disruption?
- Could you see the location of the guests causing the disruption?
- What angle would the noise be coming from in relation to where you are located?

Given the lack of noise by-laws here in Lower Wolfville, in an effort to be responsible corporate citizens and to minimize disruptions to our neighbours, we have created our own internal policy as it relates to minimizing noise disruption. To give you a sense of the steps we follow, this policy includes, but is not limited to, the following:

- Regular decibel readings and recordings from the property perimeter during events to ensure that music and crowd noise is within a reasonable range, one that falls within the range outlined by other local towns that do have noise by-laws
- Hiring a third-party security company to be present during any medium to large events to help assist us in the safe service of alcohol and to assist with the handling of any rowdy or unruly guests
- Establishing and enforcing reasonable end times with guests for amplified music shut off and for guest departure from the property
- Positioning live bands in a way that minimizes possible sound disruption to neighbouring properties

We are very proud that, to date, the winery has existed in great harmony with the community surrounding us. All the while, creating and sustaining 70+ jobs and contributing \$1.9 million annually in wages to our local economy. Many of our longest standing, most supportive customers reside in Woodman's Grove. We have also established a relationship with the folks at Tideways to encourage open communication and dialogue should there ever be any concerns or disruptions from their residents.

If you'd like to discuss this further and learn more about what we do at Lightfoot & Wolfville, we'd love to meet you in person, so that we can welcome you to the community in a more positive way.

All the best,
Rachel Lightfoot

--

Rachel Lightfoot

Lightfoot & Wolfville Vineyards | 11143 Evangeline Trail B4P 2R1 Wolfville, Nova Scotia

Phone 1-902-542-7774 | Fax 1-902.542.7776

www.lightfootandwolfville.com | [@lwwines](https://www.instagram.com/lwwines)

On Sep 15, 2021, at 12:18 AM, Karen G. Taylor wrote:

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

It is after midnight. I have to go to work in the morning. Neither my husband nor I can sleep because your customers/event goers are behaving like drunken idiots. And I'm pretty sure we're not alone in this sentiment.

There are noise by-laws in King's County and whether you want to believe it or not, you are expected to abide by them.

I understand that you have some catching up to do, but please, PLEASE try to keep future revelry down to a dull roar. If this continues, I PROMISE you I will file a noise complaint each and every time I feel like I moved next door to a dumpy pub instead of a classy winery.

.... and the stupid thing is I didn't even realize that you having an event

until just before 11:00!

A little common sense and little common courtesy would be very much appreciated!

Thank you!

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Great article on Picklball
Date: September 20, 2021 1:49:23 PM

From: Karl Lange
Sent: September 18, 2021 9:11 AM
To: Town Council <towncouncil@wolfville.ca>
Subject: Fwd: Great article on Picklball

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

Hello Mayor and councillors,

I think Wolfville needs to get into the game!! Let's build some courts, Please!!

A Resident...

Pickleball's popularity proliferates provincewide

Social Sharing

-
-
-
-
-

Facebook
Twitter
Email
Reddit
LinkedIn

Sport combines elements tennis, table tennis and badminton

[Aly Thomson](#) · CBC News · Posted: Sep 18, 2021 6:00 AM AT | Last Updated: September 18



A number of people play pickleball on courts in Arisaig, N.S. (Submitted by Pat Morrison)

comments

Like many pickleball players before him, Pat Morrison's interest in the sport was sparked by asking a simple question: "What's that?"

As he sat in a Halifax-area café sipping coffee with a friend eight years ago, he was told about a game that combines elements of tennis, table tennis and badminton.

A few days later, he played for the first time.

"The next day I was at the sporting goods store buying my first paddle," said Morrison, 64, now the vice-president of Pickleball Nova Scotia. "And the rest is history."

Pickleball has been called the fastest growing sport in North America. But don't let its quirky name fool you: it's a serious sport that a rising number of Nova Scotians are picking up.

And if you've ever felt the satisfaction of acing a serve or dinking the whiffle-like ball into the opposing team's "kitchen" — the non-volley zone at the front of the court — you likely already know why the sport is so addictive.



A group plays pickleball on a home court in Hammonds Plains, N.S. (Aly Thomson/CBC)

Morrison said Pickleball Nova Scotia had around 200 registered members just three years ago. That has swelled to nearly 900 this year.

But the actual number of players in the province is likely much higher, given not everyone is a registered member, he said.

Dedicated pickleball courts — similar in size to a badminton court — have been popping up across the province, as communities establish their own clubs and organizations.

Lines have also been painted on existing tennis courts, although Morrison concedes the sport's popularity is surpassing that of tennis in some areas, so much so that some are being permanently converted into pickleball courts.

The craze even drove one resident of Hammonds Plains, N.S., to build a regulation pickleball court in their own backyard.

Part of sport's appeal is its broad accessibility, said Morrison. It's low impact, fairly simple to learn, requires minimal gear, and it is welcoming to players of all skill levels.



Pickleball has been called North America's fastest growing sport and is especially popular among the 55-and-over crowd. (Submitted by Pat Morrison)

Because of this, the vast majority of pickleball players — sometimes referred to as "picklers" — are over the age of 55.

"It's a very social game, and I think that is really one of the things that drives the older players to the sport, because it opens up a brand new community of friends and even family," said Morrison, adding that his organization includes people in their nineties.

"It's something that is great for the mental health and well-being of the aging population."

Although the paddle sport is fairly new to many in the province, its history dates back more than half a century to Washington state.

After playing golf one summer day in 1965, congressman Joel Pritchard and businessman Bill Bell returned home to Bainbridge Island, Wash., to find their families sitting around with nothing to do, according to USA Pickleball.

The property had an old badminton court. Pritchard and Bell searched for badminton equipment, but couldn't find a full set of rackets. They improvised and started playing with Ping-Pong paddles and a perforated plastic ball.

Winter travellers picked up paddles in U.S.

Many Nova Scotian seniors were introduced to the sport while travelling to warmer southern states during the winter months, said Morrison.

Ian MacDonald is one of those snowbirds.

He picked up the sport in Florida in 2016 and brought it back to his home community of Arisaig, N.S., a village of roughly 300 people nestled on the Northumberland Strait.

The community now regularly attracts more than 100 picklers from across Antigonish County to its two-year-old outdoor pickleball park and indoor court inside the community centre.

Although it's especially popular among the area's older demographic, it's a sport that brings people of all ages and all walks of life together, said MacDonald.

"We see grandkids going out to play with their grandparents. That's not usual at all," said the 68-year-old man, who retired six years ago after working as a petroleum engineer overseas.

Pickleball piquing the interest of youth

Morrison said younger Nova Scotians have shown increasing interest in competing in tournaments across the country in recent years, as they are introduced to the sport and see the potential to play at the professional level.

He agreed it's not uncommon to see people of similar skill levels playing each other, despite age gaps of sometimes several decades.

"There are a lot of people who will get out and play with family members that may not have had many things in common in the past," he said. "It's a way of bringing together many age groups to share stories and share good times."

Morrison predicts the pace at which pickleball is growing will not soon slow down.

"We're seeing both natural growth of the sport, as well as a push being created by the organized clubs that is going to be driven into a younger demographic over time," said Morrison.

"It's no longer being seen only as an old person's sport."

From: [Wendy Donovan](#)
To: [Lisa Valiquette](#); [Town Council](#)
Subject: RE: Stile Park
Date: October 4, 2021 11:48:20 AM

Good Morning Lisa;

I wanted to let you know that we have passed this concern on to the RCMP and asked them to monitor the park and ensure that no inappropriate activities are taking place. The park is owned by the Wolfville Rotary with an arrangement for the Town to do some basic maintenance e.g., cutting the grass during the summer season. We do not maintain the parking lot in the winter for example, nor any trail management. The property is not within the boundaries of the Town of Wolfville, although it is a longstanding community site due to the view and the location of what use to be an actual stile and so does hold some historic value to the broader community.

I understand your concerns and would note that you are not the first to have noted this concern. Please let us know if the measures taken e.g., asking the RCMP to monitor the site help address your concerns.



Mayor Wendy Donovan

Town of Wolfville

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

From: [Lisa Valiquette](#)
Sent: September 25, 2021 8:52 PM
To: [Town Council](#)
Subject:

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

My name is Nicole MacLeod.

I'm writing you tonight about a very important concern for the style park. located after the over pass on highland Ave toward the ridge Rd.

My family lives next to the park as my daughter works in the vineyard field at that park. Which she has also seen unexpectable behavior. I walk my dogs and my grandchild on the paths leading to and from the park. Over the past months we have seen men in bush's, car, and benches touching themself, having sex, among other thing's. we have witnessed these personal actions time and time again. Something needs to be done about this. I'm pretty sure if the RCMP made more of an effort to walk threw at different times of day and night it may make a different. As much as I use the trail I have never seen an RCMP officer. Please help clean up that mess. If I'm making a mistake on writing this, so be it. At least I'm stepping forward to address this gross action taken place.

I can be contacted threw email

Thank you

Sincerely Nicole

From: [Ruth Bishop](#)
To: [Town Council](#)
Subject: Invitation to Climate Strike - Meeting Friday, September 24, 12pm, Clock Park, Wolfville
Date: September 23, 2021 2:05:01 PM
Attachments: [image.png](#)

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Good afternoon,

I'm writing to invite all staff and council members of Wolfville Town Council to participate in tomorrow's Friday Climate Strike. On behalf of the organizers, I'm very excited to announce that we've pulled together a simple Climate Strike -- part of this year's global climate strikes, led by students and youth around the world. Here in Wolfville, this strike will be led by the Acadia Student Union and other local students.

Here's the plan so that you can share it as quickly and widely as possible:

Global Climate Strike

Wolfville

12pm Noon - 1pm

Clock Park

Peaceful walk on two sidewalks to Willow Park and back

Student/youth-led, everyone of all ages welcome!

Songs, music/noise makers, chants, skits, short speeches to be shared over megaphones all welcome!

Signs likely available for use, but if you can bring your own, that's a good idea too. Come experience global collective action on climate, and translate your climate worry into hope and power! And remind our government at all levels that climate action is their top responsibility, we're watching and the clock is ticking.



CLIMATE STRIKE

FRIDAY SEPTEMBER 24th

at NOON 12:00

Wolfville NS

peaceful walk from
CLOCK PARK to WILLOW PARK

student led
everyone welcome

#FRIDAYSFORFUTURE
#GLOBALCLIMATESTRIKE

From: [Laura Morrison](#)
To: [Laura Morrison](#)
Subject: FW: Letters addressed to Council from Citizens
Date: September 28, 2021 2:05:26 PM

From: Wendy Donovan <WDonovan@wolfville.ca>
Sent: September 28, 2021 6:54 AM
To: sharon kehoe
Cc: Town Council <towncouncil@wolfville.ca>
Subject: Re: Letters addressed to Council from Citizens

Hello Sharon

Correspondence that is directed to all of council e.g., through the email you have just used, or all individual council emails or if the introduction notes “mayor and councillors” then the correspondence is included in the monthly council agenda package (third Tuesday in the month). The agenda package is public and is in the Town’s website the Friday before council.

If correspondence is only addressed to the Mayor or an individual councillor it is not considered “public” for this purpose. All correspondence is public in that it could be FOIPOP’d.

At the end of the council meeting I ask council if they wish to comment on or speak to any item of correspondence, and I may as well. Not all correspondence is spoken to.

Council and Committee of the Whole meetings are public- on Facebook Live and via Zoom and a resident may request to speak to council during the public input section of the meeting. To make those arrangements all you need to do is connect with the Town Clerk Laura Morrison at LMorrison@wolfville.ca and she will provide information and a link for you.

Hope this helps with the information you are seeking.

Wendy

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

On Sep 28, 2021, at 3:54 AM, sharon kehoe wrote:

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Good morning,

Given COVID restrictions and the public's inability to attend meetings, offer feedback or ask questions.can you advise if letters submitted from citizens are read out at Council meetings? Thank you in advance for your response.

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Have a large day!

Sharon Kehoe

email: