



---

**ATTENDING**

- Deputy Mayor Oonagh Proudfoot, Chair
- Councillor Isabel Madeira-Voss,
- George Lohnes - **Virtual**
- Mark Bishop - **Virtual**
- Beverly Boyd, Vice-Chair
- Councillor Wendy Elliott
- Mayor Wendy Donovan
- David MacKinnon- **Virtual**

**ALSO ATTENDING**

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

**ABSENT WITH REGRETS**

- Alice Cohen

**MEMBERS OF THE PUBLIC**

- Rob LeBlanc (Fathom Studios – Guest Presenter)

**CALL TO ORDER**

Deputy Mayor Oonagh Proudfoot, Chair, called the meeting to order at 4:00 p.m.

<b>Agenda Item</b>	<b>Discussion and Decisions</b>	
<b>1. Approval of Agenda</b>	<b>IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED</b>	<b>CARRIED</b>
<b>2. Approval of Minutes</b>	<b>IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF SEPTEMBER 9, 2021, BE APPROVED AS CIRCULATED.</b>	<b>CARRIED</b>
<b>3. Public Input / Question Period</b>	<ul style="list-style-type: none"><li>• No Public Input.</li></ul>	

---

**Agenda Item**

**Discussion and Decisions**

**4. Old Business:**

**a. Short-Term  
Rentals/Single  
Room Occupancy  
Work**

- Provided a review of topics discussed at past PAC and Council meetings such as single room occupancies, short term rentals, R-1 and building height.
- Provided walk through on Wolfville's GIS to show potential STRs and SROs where further understanding is required. The GIS illustrates the concentration of potential SROs and STRs in Wolfville and in which zone, with the area to the east of Acadia and the Marshhawk area showing a disproportionate concentration compared to R1 and University lands.
- Staff capacity to complete fire inspections required to verify these properties is very limited. Gaining access to properties can be challenging and may have long wait times until staff can gain access. A new staff person at the Town will begin doing fire inspections in a few months.
- There are complications with existing uses, i.e., a house with 10 rental rooms that has been operating as such for 20 years is challenging to convert to the current land use bylaw.
- 5-6 properties have been contacted; several other staff are currently working on.
- Regulatory review to identify some quick options such as limiting number of vehicles per household, once the new compliance officer is hired, we may be able to implement this, but we do not have the capacity at this time.
- Landlord consultations – staff are seeking to have detailed conversations with landlords to better understand this issue.
- Updates on these pieces will continue to be provided to PAC as work gets underway.
- Staff provided update on STRs and described findings from Harmari STRs and illustrated how STRs and SROs overlap visually on the map and tend to not be present in R1 zones. Staff explained that more STR data from Turner Drake & Partners would be available in the future.
- Compliance map requested to show where nuisances are occurring within the town.
- Letter from many landlords in town sent to Council
- Resident concerns regarding policing expenses for few, repeat properties subsidizing rental properties that are not being properly managed in terms of behaviour and property damage – what supports do landlords need to effectively manage their properties/tenants?



---

**Agenda Item**

**Discussion and Decisions**

**b. East End  
Comprehensive  
Development  
District**

- An overview of the Wolfvilleblooms.ca Secondary Planning Process page was provided, request for feedback from Council on what they would like to see on the webpage.
- Guest presenter Rob LeBlanc from Fathom Studios provided overview of schedule for secondary planning process from now until end of March 2022, clarifying that some adjustments to the schedule may need to happen as work occurs, clarifying that traffic counts will occur, stakeholder workshops will occur, and then high-level planning to be brought to PAC in February.
- An overview of the elevation map was presented to demonstrate view-planes from the proposed development sites, how winds will impact comfort, water and sewer, and ecological aspects. Fain fall, tidal events and 100-year flood predictions have been analyzed and taken into consideration as well as connectivity to County lands.
- Discussion occurred regarding planning for 100-year storm or rainfall events, it was clarified that storm water run off includes storm water management, as well as vegetated storm water management.
- Stakeholder engagement to occur in January will involve a community design workshop to identify community values and input. The engagement session is planned for January to allow staff time to provide online education via wolfvilleblooms.ca and time to send letters to residents. Staff are working to identify FAQs to update wolfvilleblooms.ca. Concerns of water and run off have been concerns expressed by residents on a Facebook group related to this project. Concerns regarding extreme rainfall events due to clear cutting and paving formerly vegetated areas resulting in catastrophic flooding events vocalized.
- Concerns regarding viewpoints of Blomidon from reservoir park expressed, idea to install informative panels similar to climate action walk signage suggested as well as Instagram posting.
- A facebook group led by residents in the community is interested in learning more about the East End development. Staff will circulate the direct link to the blooms page for this project when it is ready to receive feedback.
- Public Park space in the east end will be created based on community values and may include a viewshed if applicable.
- It was clarified that a traffic modeling software will be used over the next few months to track vehicle and bicycle use, providing opportunity to project how traffic will be impacted by development. Due to the level of density and population projected with this development discussion regarding a highway interchange may be required concurrently.

---

**Agenda Item**

**Discussion and Decisions**

**c. AT Network and Highland Avenue**

- Noise bylaw does not state which days road building is prohibited, resulting in full weeks of disruption of residents from construction.
- Secondary planning in the West End provided many lessons for staff when approaching the East Ends, particularly in light of working with several developers on this project and therefore staff will zone specific pieces of land in accordance with what land uses are desired.
- Developers have discussed building smaller units in order to be able to provide more affordable housing options than larger units however without a definition of affordable housing being used in this case, how do we develop consensus of what affordable housing is?

- November Committee of the Whole meeting proved that there is acceptance and interest in the proposed AT Network, beginning with Highland Ave. Information on the AT Network is available on [WolfvilleBlooms.ca](http://WolfvilleBlooms.ca) and Staff are requesting input from PAC in regard to what FAQs they may have regarding the proposed network so Staff can incorporate them onto [wolfvilleblooms.ca](http://wolfvilleblooms.ca). The goal of the project webpage is to inform and educate community members and to contribute their feedback.

- Imagery of the AT Network very effective as it shows the number of trees that will remain intact. It would be appreciated to know the exact trees that will need to be removed prior to their removal.

- How is success of the AT network being measured? Census data and cyclist counting can be done in tandem with signage and education to provide user comfort and confidence. The Climate plan has some targets around AT uptake and vehicle use reductions.

**5. Round Table**

- Could we have a launch event with free bike rentals from Banks Bikes in the Acadia parking lot to encourage people to try out biking?

- The time between meetings makes it hard to recall what happened, expressed those details in the minutes can be limited as to not state names or full statements. Clarification that recorded meetings allow thorough review if needed.

- How are PAC members who temporarily leave the country permitted to participate with PAC – more information needed. Nothing in the MGA prevents members from attending remotely through Teams.



---

<b>Agenda Item</b>	<b>Discussion and Decisions</b>
<b>6. Next Meeting</b>	December 9, 2021 – 4:00 p.m. (TENTATIVE)
<b>7. Adjournment</b>	<b>IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 5:57 p.m.</b>

**CARRIED**

**Approved at the\*\*\*\*\*, 2021, Planning Advisory Committee Meeting.  
As recorded by Lindsay Slade, Recording Secretary.**