



Planning Advisory Committee Meeting

July 13, 2023

4:00 p.m.

Hybrid - In-person (Council Chambers) and Teams

Agenda

Call to Order

1. Approval of Agenda

2. Approval of Minutes

- a. Planning Advisory Committee Meeting, May 11th, 2023

3. Public Input / Question Period

PLEASE NOTE:

- Public Participation is limited to 30 minutes
- Each Person is limited to 3 minutes and may return to speak once, for 1 minute, if time permits within the total 30-minute period
- Questions or comments are to be directed to the Chair
- Comments and questions that relate to personnel, current or potential litigation issues, or planning issues for which a public hearing has already occurred, but no decision has been made by Council, will not be answered.

4. Old Business:

5. New Business:



- a. **Housing Policy Review Guest Speaker – Randy Acker (Small Options Homes)**
- b. **Staff Report – Tattingstone Inn Development Agreement**
- c. **Information Report - Housing Accelerator Fund**
- d. **Information Report – Tree Inventory and Policy**

6. Round Table

7. Next Meeting

- a. DDMMYY 0:00 PM.

8. Adjournment

ATTENDING

- Deputy Mayor Madeira-Voss, Chair
- Mayor Wendy Donovan,
- Councillor Wendy Elliott,
- Councillor Jennifer Ingham,
- Beverly Boyd,
- Kelly van Niekerk
- Michael Martin
- Caroline Beddoe, and
- Recording Secretary Lindsay Slade

ABSENT WITH REGRETS

- Corey Cadeau

ALSO ATTENDING

- Director of Planning & Development, Devin Lake
- Rob LeBlanc (Fathom Studios)
- Alisha Christie (housing presenter)
- Dr. Mary Sweatman (housing presenter)
- Janelle Veinot (housing presenter)
- Patrick Vitale (housing presenter)

MEMBERS OF THE PUBLIC

CALL TO ORDER

Chair Deputy Mayor Madeira-Voss, called the meeting to order at 4:00 pm.

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 APRIL 13, 2023 BE APPROVED AS CIRCULATED.

CARRIED

3. Public Input

- **No public input**

Agenda Item

Discussion and Decisions

4. New Business:

a. Housing Policy Review

**Presentation:
2022 Rural Homelessness Count (Alisha Christie and Professor Mary Sweatman)**

- Dr. Sweatman provided an overview of service-based counts in Nova Scotia. Service based counts allow data collection on people experiencing homelessness or housing insecurity through service providers. Dr. Sweatman and Alisha asked service providers from Digby to West Hants to participate in the study and stated that a limitation of this method is that it excludes those who are not accessing service providers at the time of the study.
- A description of different types of homelessness was provided, highlighting the nuances of this work.
- The service-based count identified 231 individuals experiencing homelessness within the study site.
- 124 children were identified as being connected to the 231 individuals.
- The average age of those experiencing homelessness is 28 years.
- An overview of the regional data was provided.
- It was noted that the greatest percentage of individuals identified in the study reside in Kings County.
- The number one reason indicated as keeping individuals from finding housing is high rents.
- 54 individuals identified have been experiencing homelessness for more than 2 year (chronic homelessness).
- 75% of those residing in Kings County feel rents are too high.
- 16% of individuals residing in Kings County are considered low-income.
- 11% of tenants in Kings County are living in subsidized housing.
- 18.5% report eating less food due to a lack of access and income.
- Alisha stated that PAC can reach out to Homeless No More if they have any data points that they would like more information on.
- The Homeless No More Calls to Action is being held on May 25th and PAC, Staff and Council are encouraged to attend.
- Patrick Vitale, Professor of Sociology at Acadia and student Janelle Veinot picked up the presentation to share findings specific to housing insecurity for Acadia University students.
- An online survey of 735 students was completed
- On-campus housing is limited and expensive, resulting in students entering off-campus housing.

Agenda Item

Discussion and Decisions

- Off-campus housing is expensive. 18% of those surveyed were unable to pay rent at least once during the study period.
- 44% stated spending less on food to afford housing costs.
- Housing from Kentville to Windsor is limited and students struggle to find housing near campus.
- 48% are housing stressed, 28% are extremely stressed (more than 50% of income spent on housing), 28% are not housing stressed.
- Students who are housing stressed are more likely to be working during the school year and using student loans.
- Housing stress impacts mental and physical health, academic performance, and social lives.
- The study identified that students have lived in camper trailers, tents, and other unsuitable structures.

Question period

- Councillor Elliott asked if the research looked at how international students housing circumstances differ from non-international students. Patrick stated the research did not, but that international students do face additional stressors to locating housing.
- Councillor Ingham requested the slides be shared with PAC.
- Councillor Ingham asked whether more students would live on campus if there was a more affordable option. Janelle stated that meal hall and other fees are required when living on campus, which results in many students looking at off-campus housing. A discussion around different models of on-campus housing occurred.
- Patrick stated that specific data points can be pulled if PAC has any requests.
- Caroline stated that students deserve affordable and dignified housing both on campus and off.
- Patrick stated that stigma of student renters can result in students being taken advantage of in off-campus housing and poor housing conditions in off-campus housing were commonly noted.

5. Old Business:

**a. East End Draft
Secondary
Planning Strategy
Recommendation
Report**

- Director Lake presented a summation of the work that PAC has done in regards to the East End Secondary Plan and stated that the focus of the secondary planning strategy to date is to work towards adopting a zoning framework for the East End site.

Agenda Item

Discussion and Decisions

- An overview of the what we heard report was provided and Director Lake provided clarification of the concerns or questions recorded by committee members during the May 2nd open houses.
- Clarification around the highway interchange was provided, stating it is highly unlikely at this time as indicated by the Province.
- Road elements will be clearly defined for developers ahead of construction.
- On-street parking requirements are being balanced with road safety considerations.
- The Parks Master Plan work will complement the east end work by defining park types and amenities offered and some park development will be required by developers and additional requirements will be in place to ensure parks are completed.
- Clarification of tree provision and pond stormwater management was provided.
- Director Lake stated that all multi unit development will require a landscape plan to be submitted with a planning application.
- A trail connecting the Maple Ridge and Kenny Lands is likely and more information will be provided in the future.

Break for discussion

- Kelly stated that a lot of the concern for traffic seems to be for the downtown core rather than the east end site and asked if the traffic analysis considered these impacts. Director Lake stated that the engineer for the east end site has already looked at Main St traffic concerns on a separate project. There are more opportunities to add more parking in the downtown and this will be explored in the parks master plan. A budget item to look at the 4-way stop may be in the next fiscal year. The east end gateway will also have more parking spaces later this year and substantial investments in active transportation are also being made. Rob Leblanc stated that the traffic engineer did look at roads outside of the east end during analysis and simulation.
- Caroline asked if the active transportation network throughout the Town will be built around the same time as the routes in the east end. Director Lake stated that the Town has applied for funding and if successful, must use the funding by 2027.
- Caroline asked if further ecological considerations could be required in landscape plans. Rob Leblanc stated that an urban forest plan is forthcoming and will include a plant list to ensure species diversity is built into the development and will be included in the final report.

Agenda Item

Discussion and Decisions

- Councillor Ingham asked about schools and Director Lake stated that current acreage requirements for school grounds creates a barrier for school development and more information may arise.
- Rob Leblanc resumed the presentation with discussion around stormwater and drainage and described various ways developers can manage stormwater have been explored and 5 sites for stormwater ponds have been identified. Director Lake stated that the creek on the Kenny Lands will be restored and the culvert under the compost site will be replaced this summer and will aid in stormwater management.
- Upgrades to the water treatment plant, exploration of an additional well, and transmission line upgrades are ongoing.

Break for discussion

- Councillor Elliott asked whether there will be commercial use in the building under construction at Woodman's Grove. Director Lake stated that commercial may occur but there is nothing planned at this time.
- Mayor Donovan stated that care should be taken to avoid the backs of commercial buildings facing public areas as these are typically used for waste storage and can be unsightly. Rob Leblanc stated that these issues can be controlled through the planning documents and landscaping considerations can also be addressed.
- Caroline asked whether the services offered in the village centre can be defined in the planning documents. Director Lake stated that through the planning documents specific uses can be enabled, though this site may require a more detailed process to ensure needed uses are enabled. Other built form aspects are very prescriptive in the planning documents and uses such as a strip mall will not be permitted.
- A discussion around student capacity at Wolfville School versus other schools in the region occurred and how a balance could be struck to ensure Wolfville-based students can attend Wolfville School.
- Kelly stated that daycare and after school programs are lacking and must be considered in this development.
- Michael stated that communication related to construction timelines would be helpful so that community members can better anticipate when certain uses may become available.
- Beverly stated that a communications strategy and plan should be being prepared at this time.

Agenda Item

Discussion and Decisions

- Director Lake resumed the presentation with an overview on building height and affordable housing. Building height has been discussed throughout this process, and most of the site has been limited to 4 storeys. A description of how building height is calculated was provided with specific reference to steep grades.
 - Rob specified that low density buildings are most suitable for the steepest sites and this has been reflected in the zoning map.
 - Director Lake stated that the zoning maps shown to date show the highest use possible per zone, though it is possible that lower density buildings could be built.
 - Additional built form requirements will be required for high density building.
 - Director Lake stated that a review of housing policies is ongoing. A non-market housing action plan could complement this work to bring affordable and/or nonmarket housing to Wolfville.
 - An overview of the housing continuum was provided highlighting both non-market and market housing. A description of non-market housing was provided. Waitlists to enter non-market housing are very long.
 - A preliminary map showing non-market housing in Town showing 221 non-market housing (8% of dwelling units in Town) was presented. There are almost 3,000 dwellings in Town. Understanding the current inventory is helpful for setting targets for non-market housing growth. Further non-market units may exist in Town and will be added to the map as work progresses. A section of Town owned land on the Kenny Lands had been identified as a location for affordable housing.
- Break for discussion
- Caroline asked if there is only potential for non-market housing on Town owned land? Director Lake stated that through the subdivision process the Town could require a specific percentage of land be given to the Town.
 - Caroline asked if it is reasonable to expect that there will or will not be housing affordable to entry level buyers and renters. Rob stated that the Municipal Government Act lacks requirements for affordable housing provision through developers.

Agenda Item

Discussion and Decisions

- Councillor Ingham asked for clarification for building height on a steep grade. Rob stated that there are 2 ways to measure height: the average grade from the front and back of the building, or the street line grade. Director Lake stated that the 6-storey building height only exists in one specific area on the Kenny Lands and this building height is not permitted elsewhere in Town.
- A discussion around building height and precedent occurred.
- Councillor Elliott stated discomfort with the 5-7 storey building height permission.

• Director Lake provided a draft Motion:
THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL ON THE EAST END SECONDARY PLANNING STRATEGY AND ASSOCIATED AMENDMENTS TO OUR PLANNING DOCUMENTS, SUBJECT TO COUNCIL PROVIDING FURTHER CONSIDERATION TO THE ITEMS OUTLINED IN THE ATTACHED 'WHAT WE HEARD' REPORT.

- A discussion around the secondary planning strategy as it related to the municipal planning strategy occurred.
- Beverly stated confidence with the building height as proposed.
- Councillor Ingham suggested more information be included in the motion to outline considerations that have occurred in relation to building height.
- Discussion of the process to follow the passing of a motion occurred.
- A discussion around the wording of the motion occurred.

Councillor Ingham read a revised Motion:

THAT THE PAC PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL ON THE EAST END SECONDARY PLANNING STRATEGY AND ASSOCIATED AMENDMENTS TO OUR PLANNING DOCUMENTS, SUBJECT TO COUNCIL PROVIDING FURTHER CONSIDERATION TO THE ITEMS IN THE 'WHAT WE HEARD' REPORT, GIVING PARTICULAR ATTENTION TO:

- **BUILDING HEIGHT**

Agenda Item

Discussion and Decisions

- DENSITY AND BUILT FORM
- TRANSITIONS BETWEEN AREAS
- CONNECTIVITY
- AFFORDABILITY AND HOUSING CHOICE
- VILLAGE CENTRE AREA
- ECOLOGICAL INTEGRITY
- COMMUNICATIONS

Carried.

- 6. Next Meeting**
a. July 13, 2023 – regular PAC meeting.

July 13, 2023 – 4:00 p.m.

- 7. Adjournment**

IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 6:33 p.m.

CARRIED

Approved at the *** , 2023 Planning Advisory Committee Meeting.
As recorded by Lindsay Slade, Community Planner**

REPORT TO PLANNING ADVISORY COMMITTEE
Development Agreement Proposal (DA 2022-003)
PID 55383137, 620 Main Street

Date: July 6, 2023

Department: Planning & Development



APPLICANT	Randy Banting on behalf of 3290408 Nova Scotia Ltd.
PROPOSAL	To enter into a Development Agreement to allow for the construction of a new 2,000 square foot building with 7 guest rooms to expand the hospitality services offered.
LOCATION	620 Main Street, PID 55383137
LOT SIZE	60731.4 Square Feet
DESIGNATION	Neighbourhood Residential Designation
ZONE	Neighbourhood Commercial (C-2)
SURROUNDING USES	Residential, Neighbourhood Commercial (bed and breakfast, inns), long term care facility.
ARCHITECTURAL GUIDELINES	The property is within the design guidelines area.
NEIGHBOUR NOTIFICATION	Newspaper ads and notices mailed to surrounding property owners within 100 metres; Sign placed on property



PROPERTY LOCATION

620 Main Street is located between 628 Main Street and 614 Main Street.



Figure 1 – Context Map

PROPOSAL

Randy Banting, owner of Tattingstone Inn is seeking a development agreement that would allow for the construction of a new 2,000 square foot, 2 storey building with 7 guest suites.



BACKGROUND AND CONTEXT

The Tattingstone Inn is a 1.5 storey heritage property currently operating as a bed and breakfast on Wolfville's Main Street. Drawing in thousands of guests each year, the Inn plays an important role in Wolfville and the surrounding region's tourism and economic development as guests explore local food and drink, entertainment, and landscapes.

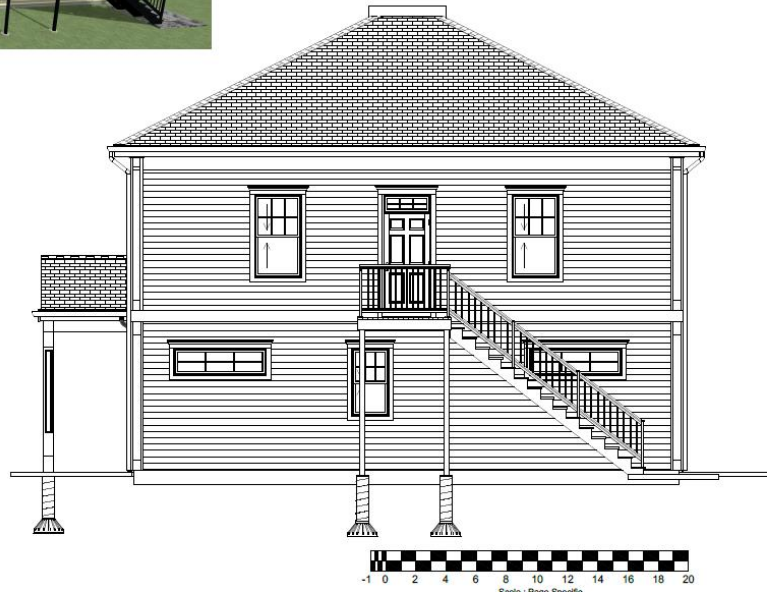
The Tattingstone Inn currently has 14 guest rooms and is often at capacity, resulting in many potential guests being turned away. Expanding the use to include 7 additional guest rooms would allow more visitors to stay in Wolfville. Hotels with more than 12 guest rooms in the Neighbourhood Commercial (C-2) zone can be considered through development agreement. The proposed development agreement would bring the total number of guest rooms to 21. The owners of the Tattingstone Inn also live on site in a detached dwelling unit.

The existing dining room is currently being expanded to provide a greater dining experience for both dinner guests and those staying at the Inn. The expansion of the dining room also complements the expansion of the use as it will provide space for more overnight guests to enjoy breakfast on site.

Proposed Site/Landscaping Plan (Figure 2 & 3)

Proposed Elevations

North elevation:





South Elevation:



East Elevation:



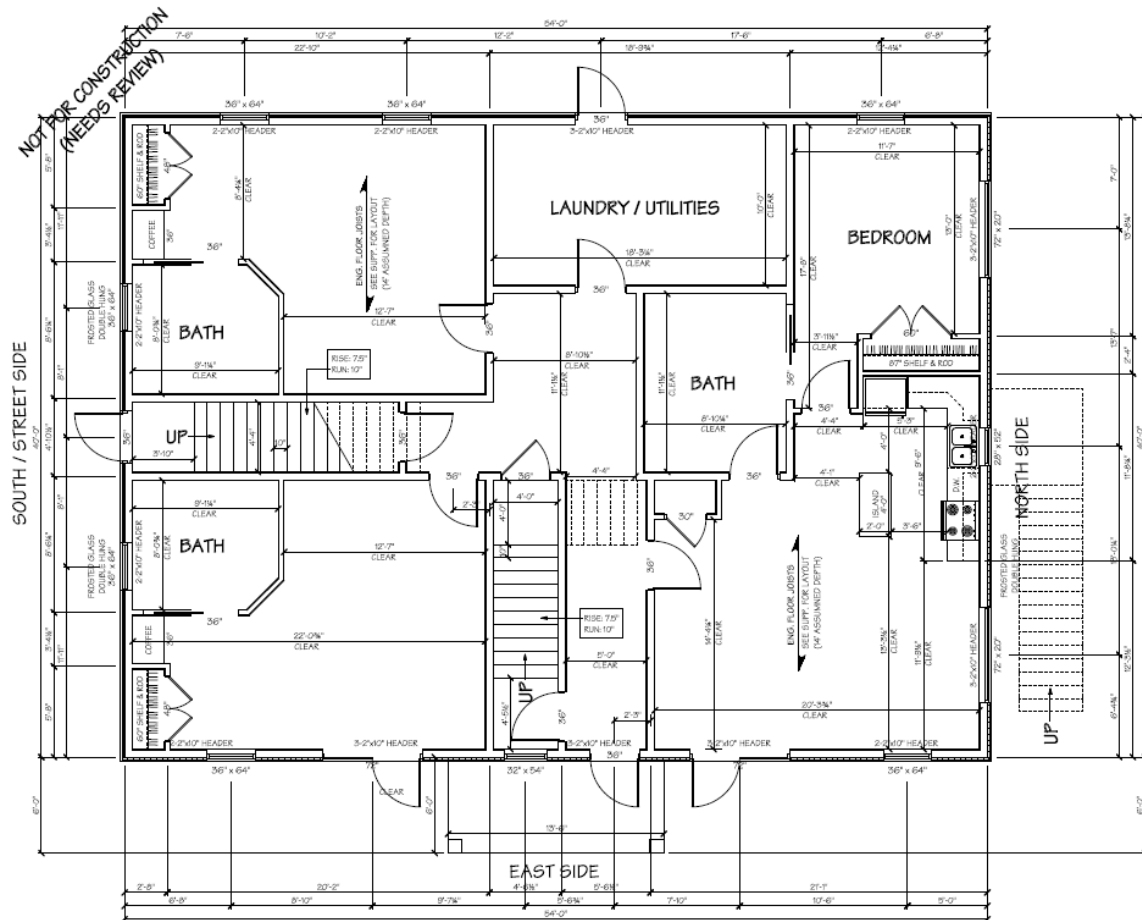


West Elevation:





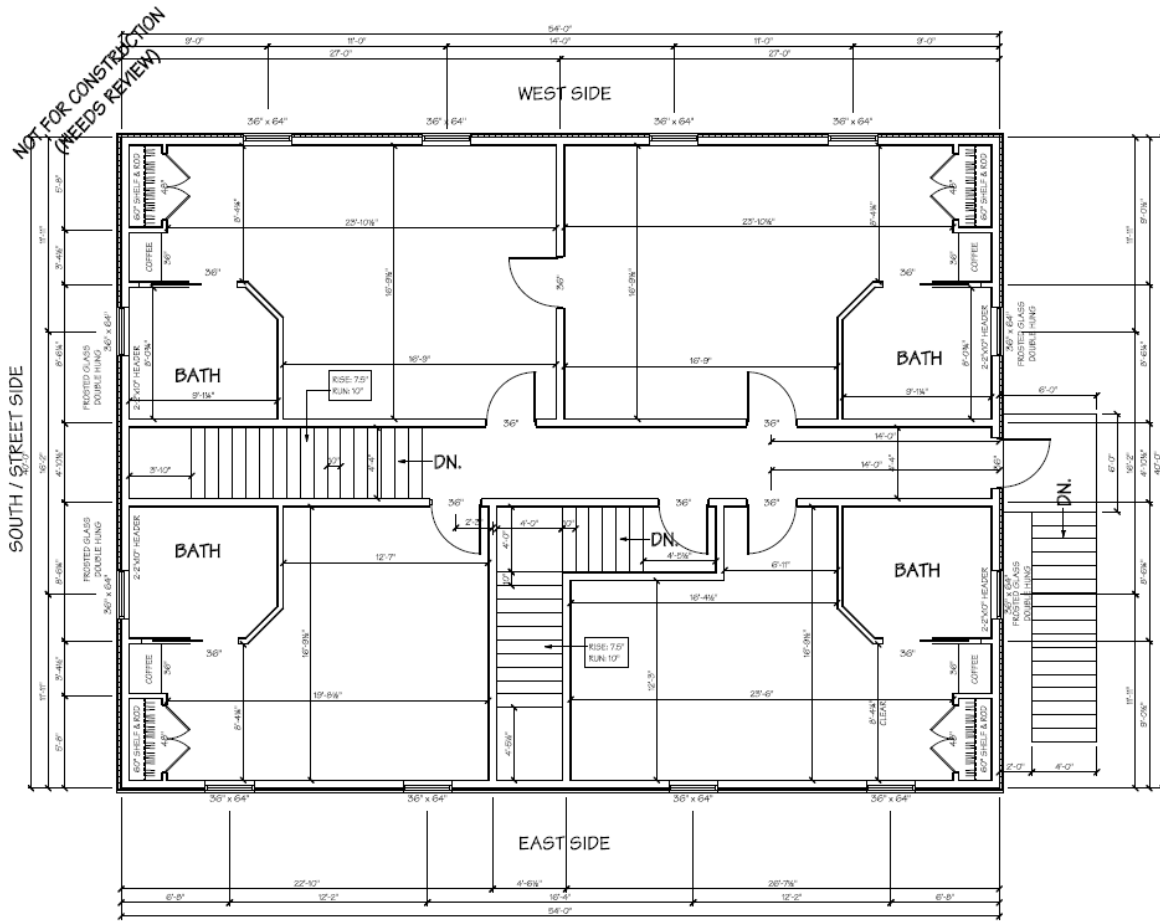
Proposed Floor Plan



PRELIM. 1ST FLOOR PLAN (Rev. #2)

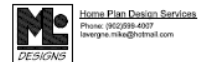
FOR: KANDY & ERICA BANTING
 DRAWN BY: MILE LANGRONE
 DATE: APRIL 10, 2024





PRELIM. 2ND FLOOR PLAN (Rev. #2)

FOR RANDY & ERICA BAITING
 DRAWN BY MIKE LAWRENCE
 DATE: APRIL 10, 2024



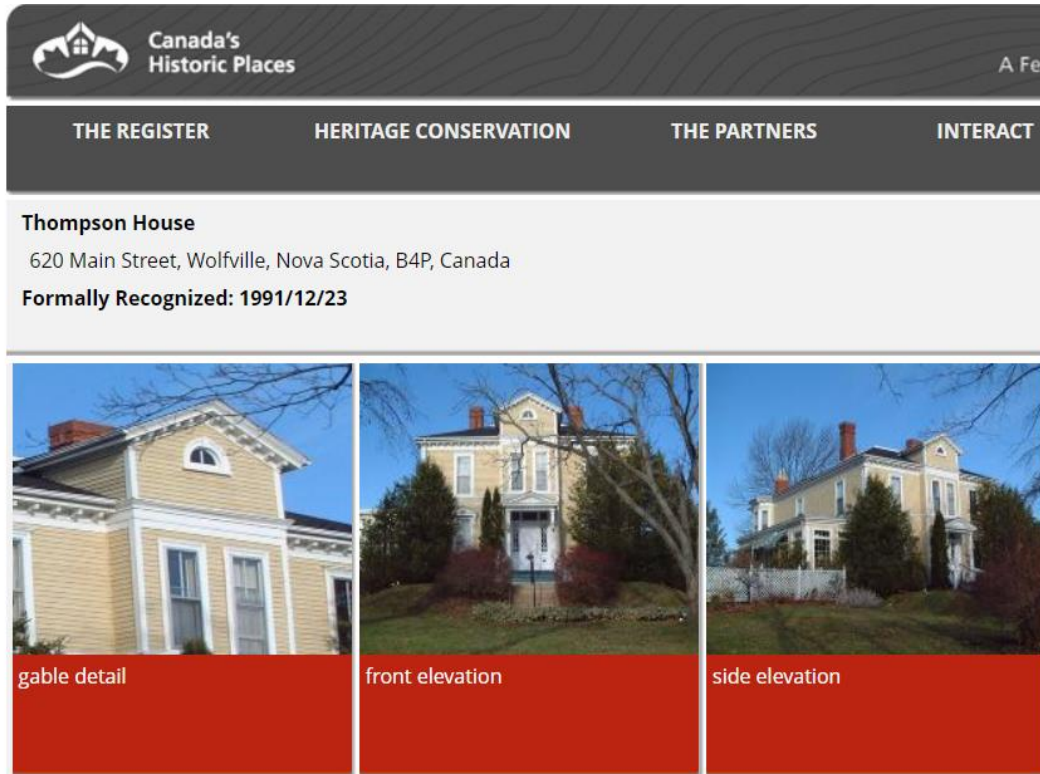
HERITAGE

The Tattingstone Inn is located within a municipally registered heritage property known as Thompson House, valued for its architectural features and association with former owners, George Thompson and Leslie Raymond Fairn.

**REPORT TO PLANNING ADVISORY COMMITTEE
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PID 55383137, 620 Main Street**

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Character-defining elements of Thompson House include:

- symmetrical three-bay façade;
- low pitched roof;
- matching brick chimneys;
- clapboard siding;
- wide eaves supported by ornate brackets;
- wide corner boards with Doric-style columns;
- pedimented hoods over first floor windows;
- frontispiece with Palladian-derivative window on top gable;

The Planning Advisory Committee is also the Town's Heritage Advisory Committee. The Municipal Registration has to do with the original, main building – Thompson House. This new building does not alter the municipally registered asset (the original Thompson house).

POLICY REVIEW & DISCUSSION

**REPORT TO PLANNING ADVISORY COMMITTEE
Development Agreement Proposal (DA 2022-003)
PID 55383137, 620 Main Street**

Date: July 6, 2023

Department: Planning & Development



The property is designated Neighbourhood Residential in the [Municipal Planning Strategy](#) (MPS) and zoned Neighbourhood Commercial (C-2) in the [Land Use Bylaw](#) (LUB). The property is 60,731 square feet in size, fronting Main Street, and located between 614 and 628 Main Street. This property is a heritage property and falls within the Design Guidelines Area.

Municipal Planning Strategy

The Municipal Planning Strategy (MPS) contains objectives related to land use, economic prosperity, climate action and social equity. 3 objectives related to economic prosperity and 2 related to land use are particularly relevant to this application:

<p>OBJECTIVE EP</p> <p>To encourage growth and manage land use with a goal of balanced economic and environmental sustainability.</p>	<p>OBJECTIVE EP</p> <p>To ensure a vibrant local economy by supporting economic development, creative entrepreneurship, and home based business endeavours that further the Town’s position as a regional cultural, tourism, and educational centre.</p>	<p>OBJECTIVE EP</p> <p>To enhance and strengthen the Core Area as the focal point of commercial and community activity.</p>
<p>ANTICIPATED RESULTS</p> <ul style="list-style-type: none"> Expand neighbourhood commercial opportunities. Focus on infill development and gentle density. 	<p>ANTICIPATED RESULTS</p> <ul style="list-style-type: none"> Strive for top quality facilities and services, including an enhanced public library. Further our brand as a hub of tourism, food and libations through additional opportunities along Main Street and in the Core Area. 	<p>ANTICIPATED RESULTS</p> <ul style="list-style-type: none"> Design Guidelines and visioning specific to the Core Area. Focus on infill and walkability.

**REPORT TO PLANNING ADVISORY COMMITTEE
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Date: July 6, 2023

Department: Planning & Development



OBJECTIVE	LU	OBJECTIVE	LU
To respect and strengthen existing neighbourhood character, while encouraging quality, inclusive urban design.		To preserve and enhance our architectural and cultural heritage assets.	
ANTICIPATED RESULTS		ANTICIPATED RESULTS	
<ul style="list-style-type: none">• Improve processes and requirements for infill development.• Create tools for improved social inclusion of all residents.• Policies to support innovation.		<ul style="list-style-type: none">• Identify and register heritage properties.• Better establish roles for the Town's Heritage Advisory Committee and Historical Society.	

The MPS states policies for neighbourhood entrepreneurship:

8.6.4 Neighbourhood Entrepreneurship

Policy 8.6.4.1. *To enable economic development opportunities in both the 'Neighbourhood' and 'Core Neighbourhood' Designations in an effort to diversify our local economy, encourage entrepreneurship, reduce people's reliance on the automobile, and contribute to housing affordability.*

Policy 8.6.4.2. *To permit "Home Occupations - Restricted" anywhere in the Neighbourhood, Core Neighbourhood and Core Commercial Designations.*

Policy 8.6.4.3. *To permit "Home Based Businesses" within the neighbourhood designation, save and except the Low Density Residential - Restricted (R-1) zone, subject to the specific provisions of the Land Use Bylaw.*

Policy 8.6.4.8. *To use Development Agreements in the Neighbourhood Commercial (C-2) zone of the Neighbourhood and Core Neighbourhood Designations for the consideration of certain uses that require unique and site-specific considerations as outlined in the Land Use Bylaw.*

Sections 11.4.2 and 11.4.3 of the MPS outline the policies of Council when considering a Development Agreement. Attachment 1 outlines all of the policies and analysis; however, the following lists the most pertinent considerations for this application:



Policy 11.4.3 (h) *The proposal protects and preserves matters of public interest such as, but not limited to:*
(i) Historically significant buildings

11.4.4 Design Guidelines

The Design Guidelines have been created to control or influence certain aspects of the Town's built form and the impacts on the public realm. Council also recognizes that the Town is never finished and ever evolving, and that design and architectural innovation must be accommodated and encouraged. The following policies are those most relevant to this application. An analysis of the policies in section 11.4.4 can be found in Attachment 1.

Policy 11.4.4.1. *To guide the design and appearance of the Town's built form through mapping and guidelines included as Schedules of the Land Use Bylaw.*

Policy 11.4.4.3. *To use the Design Review Committee to complement the Design Guidelines when considering Development Applications, as outlined in the Land Use Bylaw.*

Policy 11.4.4. *To recognize that the Design Guidelines are used to inform development processes and that they are not prescriptive in nature. Mandatory requirements shall be defined in the Land Use Bylaw and Development Agreements.*

Policy 11.4.4. *To regard the Heritage Property Bylaw as the principal means of control for substantial alteration, demolition and other matters under the Heritage Property Act, to registered heritage buildings, streetscapes and areas.*

Policy 11.4.4.7 *To require that all developments located within a designated Design Guidelines Area respond to the design principles and guidelines of the Design Guidelines and that the Design Review Committee and a Design Guidelines Checklist be used in certain circumstances, as defined in the Land Use Bylaw and Design Guidelines (Schedules of the Land Use Bylaw).*

Policy 11.4.4.8 *To encourage the preservation of the cultural and built heritage of Wolfville through cooperation with the Wolfville Historical Society and other similar heritage organizations that contribute to a sustainable built heritage in Wolfville.*

Policy 11.4.4.12 *To require the submission of detailed elevation drawings, a site plan, and any other information that the Development Officer and other Town officials deem necessary to evaluate a development proposal in a Design Guidelines Area.*



Land Use By-Law (LUB)

The Land Use Bylaw (LUB) establishes the following regulations:

4.6 Design Guidelines Areas, Core and Neighbourhood

(1) Development located within the Design Guideline Areas, as shown on Schedule C of this Bylaw, shall be subject to the design requirements as specified in the various zones of this Land Use Bylaw.

(2) New buildings or additions greater than 25% of the total floor area of any existing building, or 10% of the total floor area of a registered heritage property, located within a Design Guidelines Area shall be considered by Site Plan Approval or Development Agreement and may require the following:

- *a submission from the applicant on how the application is responding to the Design Guidelines;*
- *consultation with the Design Review Committee to provide input.*

(3) Additions and alterations which constitute less than 25% of the total floor area of any main building or 10% of the total floor area of any main building or 10% of the total floor area of registered heritage properties; or accessory buildings greater than 50 square metres located within a Design Guidelines Area shall have a public façade similar to the existing building with respect to the following, at the discretion of the Development Officer:

- a) architectural style;*
- b) building length to width ratio;*
- c) height;*
- d) roof shape;*
- e) appearance of exterior cladding and roof materials;*
- f) architectural details;*
- g) shape and size of doors and windows;*
- h) window area to wall area ratio.*

Part 16. Neighbourhood Commercial (C-2) Zone

16.2 *The C-2 zone is intended to permit a mix of small scale commercial and residential uses.*

Council may consider unique and site-specific developments by development agreement.



16.4 Special Provisions

16.4.1 *To ensure appropriate integration of new Commercial Uses, the following matters shall be addressed:*

- *Location and amount of parking;*
- *Signage;*
- *Buffering to adjacent land uses; and*
- *Other building and site design elements that may impact neighbourhood character.*

16.4.2 *The Development Officer may use the Design Review Committee for any aspect of an application in the C-2 zone.*

REVIEW FROM OTHER DEPARTMENTS

This property is both a registered heritage property and is located within the Design Guidelines Area. The Design Review Committee met on July 6th, 2023 to consider how the proposed development aligns with the Design Checklist:



Feedback from the Design Review Committee members was focused on two main suggestions:

1. Rotating the proposed building so that it is perpendicular with the west property line to angle the building on the lot, opening up the breezeway between the proposed building and the dining room to increase functionality of the breezeway and to add visual interest.

REPORT TO PLANNING ADVISORY COMMITTEE
Development Agreement Proposal (DA 2022-003)
PID 55383137, 620 Main Street

Date: July 6, 2023

Department: Planning & Development



2. Adding a veranda to the main entry on the east face of the building that wraps around the south face.

Further comments included adding detail to the façade including ornate brackets as seen on the existing building and bulkier pillars to hold up the portico.

PUBLIC INFORMATION MEETING

The Town held a Public Information Meeting on May 18th, 2023. Notes from this meeting are included as Attachment 3. Comments from the public revolved around the appearance of the proposed building in relation to the existing buildings.

SUMMARY OF DRAFT DEVELOPMENT AGREEMENT PROVISIONS

- To allow for the construction of a 2,000 square foot building with 7 guest rooms.
- To require landscaping and buffering as shown on Landscape Plan

PROCESS & NEXT STEPS

- Section 230 of The Municipal Government Act (MGA) establishes the process for the approval of a Development Agreement. This process requires review by the Planning Advisory Committee and the holding of a Public Hearing by Council prior to a decision by Council to approve or reject the proposal. The decision by Council may be appealed to the Nova Scotia Utility and Review Board by an aggrieved person or by the Applicant. This property is a heritage property and is located within the Design Guidelines Area and required to be reviewed by both the Design Review Committee as well as the Heritage Advisory Committee.
- The first stage of the application review process began at the Public Information Meeting (PIM) held on May 18th, 2023. Property owners within 100 metres of the development were notified by mail, indicating that the site was subject to a development agreement application. The purpose of the PIM was to provide the public with an opportunity to offer preliminary feedback on the request and allow the applicant to answer any questions that would arise. Feedback from the public information meeting has been circulated to the applicant and summarized in Attachment 3.
- The subject property (PID 55383137) is located within the Design Guidelines Area. The Design Review Committee's feedback has been incorporated into the proposal and is summarized in Appendix 3. The next step in the Development Agreement process (as shown below), will be to



have the Heritage Advisory Committee and the Planning Advisory Committee (PAC) review this report and provide a recommendation to Council. Council will then provide Initial Consideration, and if passed, a Public Hearing will be scheduled prior to a decision on the proposal from Council.



• *Figure – Development Agreement Process*

COMMENTS & CONCLUSIONS

The Tattingstone Inn is currently turning visitors away due to low and no vacancy at the Inn. The development agreement application proposes 7 new guest rooms to expand the hotel use to 21 guest rooms in total.

Staff believe the development proposal meets the overall intent of the Municipal Planning Strategy and is consistent with relevant policies.

STAFF RECOMMENDATION

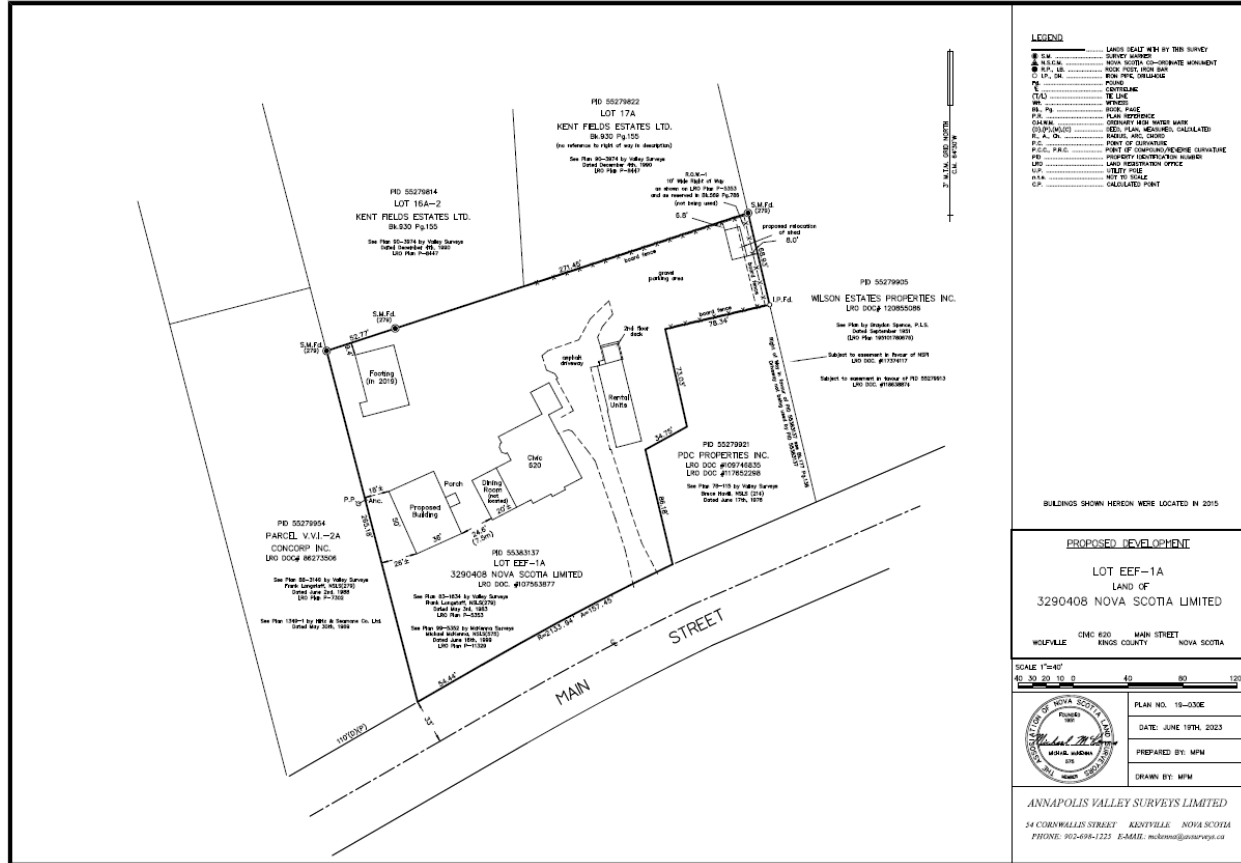
Staff recommends that the Planning Advisory Committee provide a positive recommendation to Council regarding the Draft Development Agreement for PID 55383137 and that the attached Draft Development Agreement be forwarded to Council for Initial Consideration before a Public Hearing is held.

ATTACHMENTS

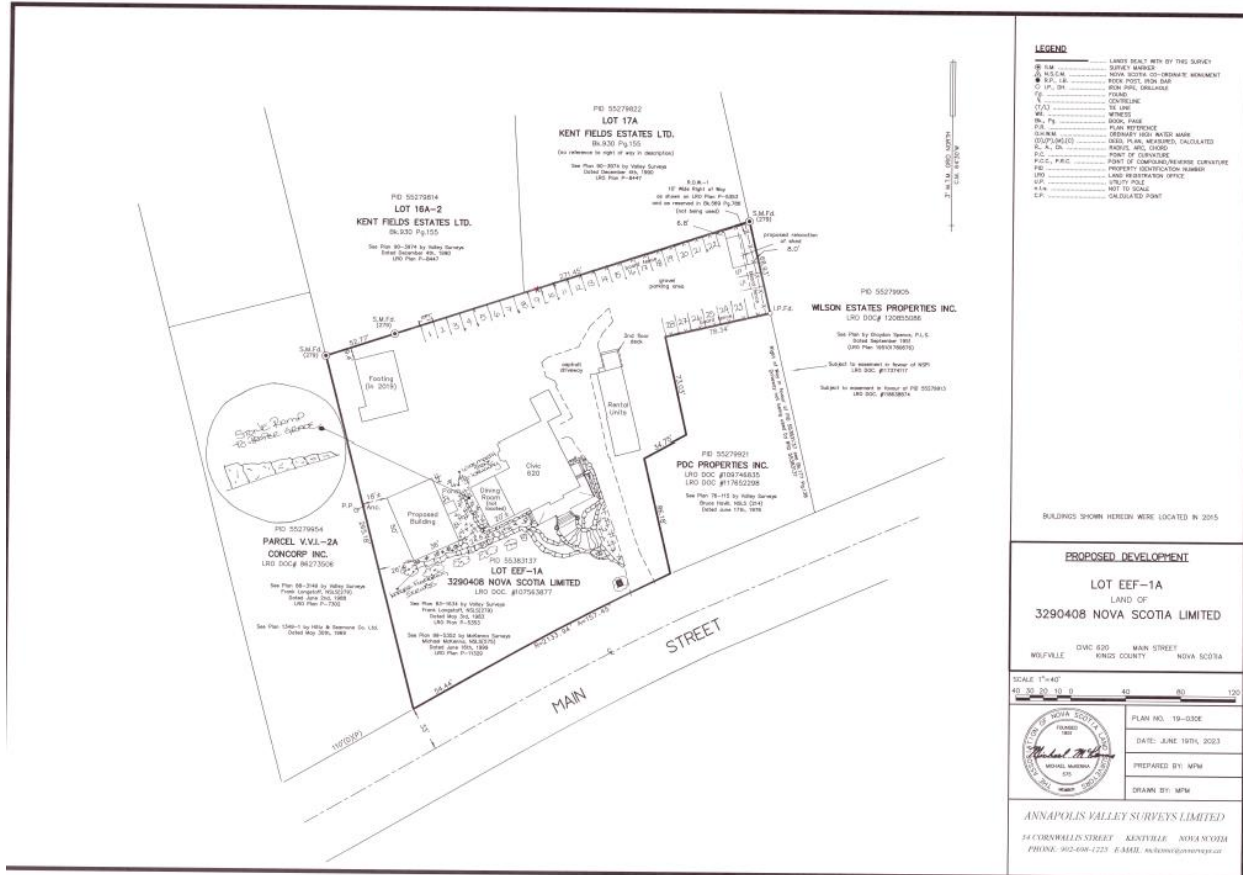
1. Site Plans
2. Policy Summary Tables
3. Public Information Meeting and Design Review Committee Notes
4. Draft Development Agreement

ATTACHMENT 1 – Site Plan and Landscape Plan

REPORT TO PLANNING ADVISORY COMMITTEE
Development Agreement Proposal (DA 2022-003)
PID 55383137, 620 Main Street
 Date: July 6, 2023
 Department: Planning & Development



Landscape Plan



ATTACHMENT 2 - Policy Summary Tables

11.4.3 CRITERIA FOR LUB AMENDMENTS AND CONSIDERATION OF DEVELOPMENT AGREEMENTS

GENERAL CONSIDERATIONS	Staff Comment
<p>GENERAL CONSIDERATIONS</p> <p>a. The financial ability of the Town to absorb any costs relating to the proposal; and</p>	<ul style="list-style-type: none"> Not applicable
<p>b. The proposal's conformance with the intent of the Municipal Planning Strategy and to all other applicable Town Bylaws and regulations.</p>	<ul style="list-style-type: none"> The development agreement amendment conforms with the intent of the MPS and would be regulated at the site level through

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	a development agreement to cover specifics.
c. The proposal's conformance with relevant portions of the Town's 'Sustainability Checklist', where applicable.	<ul style="list-style-type: none"> • Not applicable
<p>COMPATIBILITY OF THE DEVELOPMENT</p> <p>d. Compatibility of the proposed land use with adjacent land uses; and</p>	<ul style="list-style-type: none"> • The proposal is to expand the existing use of the hotel. The hotel is compatible with the surrounding uses which include short-term rentals, residential homes and long-term care facilities.
e. Compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, bulk, and architectural style; and	<ul style="list-style-type: none"> • The proposed development is compatible with adjacent properties in terms of height, scale, lot coverage, density, bulk and architectural style as it will be a comparable size to the existing building and neighbouring buildings, and will conform with the Heritage Advisory Committee's feedback as well as the Design Guidelines.
f. Compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic impacts, and noise; and	<ul style="list-style-type: none"> • The lighting shall not negatively impact neighbouring properties, any signage shall comply with the regulations in the Land Use Bylaw, outdoor storage containing unsightly materials will be screened. The Town's Noise Bylaw applies throughout Town to manage noise, and the proposed development does not pose any issues pertaining to traffic impacts.
g. Integration of the development into the surrounding area by means of appropriate landscaping, with screening provided by existing and new vegetation and fencing as required; and	<ul style="list-style-type: none"> • The applicant has provided a landscape plan and is required to adhere to it.
h. The proposal protects and preserves matters of public interest such as, but not limited to:	

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i. historically significant buildings;	<ul style="list-style-type: none"> The development agreement will adhere to the Design Guidelines as well as heritage bylaw.
j. public access to shorelines, parks, and public and community facilities; and	<ul style="list-style-type: none"> The plan does not interfere with any shorelines, parks, or public and community facilities.
k. important and significant cultural features, natural land features and vegetation.	<ul style="list-style-type: none"> The development agreement will adhere to the Design Guidelines as well as heritage bylaw.
SERVICING CONSIDERATIONS	<ul style="list-style-type: none"> Alex to review
l. The adequacy of sanitary services, water services, and storm water management services; and	
M. Contribution of the proposal towards an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services.	<ul style="list-style-type: none"> The proposed building will be located on an existing and serviced lot.
MOBILITY CONSIDERATIONS	<ul style="list-style-type: none"> No concerns regarding connectivity, congestion or traffic hazards identified by the Director of Engineering.
n. The adequacy of the road network in, and adjacent to, or leading to the development, regarding connectivity, congestion and traffic hazards; and	
o. The adequacy of site access as determined by the Traffic Authority; and	<ul style="list-style-type: none"> No concerns raised regarding the adequacy of site access by the Traffic Authority.
p. The ability of emergency services to respond to an emergency at the location of the proposed development; and	<ul style="list-style-type: none"> No issues have been identified.
q. The adequacy of active transportation infrastructure to support walking and	<ul style="list-style-type: none"> The site is located on a road with sidewalks and a shared road connecting the site to the downtown and harvest moon trail.

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<p>cycling to and from the proposed development; and</p>	<p>Further improvements to the active transportation network will improve conditions.</p>
<p>r. The provision of off -street vehicle and bicycle parking to prevent significant congestion, nuisance and inconvenience in the area.</p>	<ul style="list-style-type: none"> • Adequate on-site parking is available.
<p>ENVIRONMENTAL CONSIDERATIONS</p> <p>s. Consideration of any previous uses of the site which may have caused soil or groundwater contamination; and</p>	<ul style="list-style-type: none"> • Not applicable
<p>t. Suitability of the site in terms of slope and flood and erosion risk in accordance with Schedule E of the Land Use Bylaw; and</p>	<ul style="list-style-type: none"> • Not applicable
<p>u. Consideration of any anticipated environmental impacts resulting from the development, such as air and water pollution, soil contamination, and potential for the contamination or sedimentation of watercourses. Where Council determines, on the advice of a qualified person, that there is a significant risk of environmental damage from any proposed development, an environmental impact assessment shall be carried out by the developer for the purpose of determining the nature and extent of any impact and no agreement shall be approved until Council is satisfied that the proposed development will not create or result in undue environmental damage; and</p>	<ul style="list-style-type: none"> • Not applicable

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<p>v. The application of sustainable design principles and energy efficient technology, including but not limited to renewable energy infrastructure; and</p>	<ul style="list-style-type: none"> • The applicant will be required to meet the minimum energy efficiency standards outlined in the National Building Code.
<p>w. Environmentally friendly paving alternatives, provision of alternative transportation parking, integration of landscaping into the design of parking lots, green roofs, etc</p>	<ul style="list-style-type: none"> • The existing driveway is gravel.

ATTACHMENT 3 – Notes from Public Information Meeting

**Public Information Meeting
6.00 PM – Council Chambers
Development Agreement Proposal
PID 55383137 620 Main Street**

Attending

Staff: Director of Planning and Economic Development, Devin Lake and Community Planner, Lindsay Slade

Applicant: Randy Banting

13 Members of the Public

Director Lake began the meeting with a PowerPoint presentation that provided an overview of the proposal to construct a new building with 7 guest rooms at 620 Main Street. The relevant background information, applicable policies, land use considerations, architectural guidelines and process were reviewed as they relate to the proposal before Director Lake turned to the public for their input.

Public feedback was focused on the architectural style of the new building and whether the new building could incorporate a complementary style to the Thompson House, rather than a replication of



the heritage elements, and what the setback from the existing building will be to the new building. While architectural details will be confirmed throughout the development agreement process, the applicant stated that the new building will be set back 30 feet from the existing dining room and will be similar in scale to the existing building.

ATTACHMENT 4 – Draft Development Agreement

See below.

ATTACHMENT 5 - Heritage Designation



FORM A

**NOTICE OF RECOMMENDATION TO REGISTER
 AS A TOWN HERITAGE PROPERTY**

TO: Betsy Harwood
 PO Box 98
 Wolfville, N.S.
 B0P 1X0

You are hereby notified that:

1. The land and building located at
 434 Main Street,
 Wolfville
 NS (address location, legal
 description or other
 identification of property)

has been recommended to be registered in the Town Registry
 of Heritage Property for the Town of Wolfville.

2. The reasons for this proposed
 designation are:

A fine example of Italianate style. Wide eaves supported by brackets, frontispiece with half round window, pediment with brackets over entrance, flat transom with side lights at entrance, bracketed pediments over first floor windows. c1874 (State reasons, i.e., approximate date of erection; type of architecture, typical of an area; part of a streetscape with description of streetscape location; local historical significance; national historical significance.)

3. Section 13(4) of the Heritage Property Act prohibits any demolition or substantial alteration of the appearance of a property described herein for a period of one hundred twenty (120) days from the date and service of this notice, unless the Town Council sooner refuses to register the property.

4. The effect of recommendation and registration in the Town Heritage Registry described in Paragraph 1 is that no demolition or substantial alteration in exterior appearance may be taken from the date of registration unless an application, in writing, for permission is submitted to the Town and the application is granted with or without conditions. Where such application is not approved the owner may make the alterations described in his application or carry out the proposed demolition at any time after one (1) year but not more than two (2) years from the date of the application.

Province of Nova Scotia
 County of Kings
 I hereby certify that the within Instrument
 was recorded in the Registry of Deeds Office
 at Kentville in the County of Kings, N. S.,
 at 9:00 o'clock A.M., on the 27th day
 of Nov. A.D., 19 91 in
 Book No. 884 at Pages 40-45
 of Document Number 15313
 J. A. Bell, Registrar
 Registrar of Deeds for the Registration
 District of Kings County

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Date: July 6, 2023
Department: Planning & Development



Province of Nova Scotia
County of Kings

I hereby certify that the within instrument
was recorded in the Registry of Deeds Office
at Kentville in the County of Kings, N. S.,
at 9 o'clock P.M., on the 27th
day of Dec. A.D., 1991
Book No. 888 at Pages 471-474
as Document Number 16986

Ann Walsh
Registrar of Deeds for the Registration
District of Kings County

471

FORM B

(To be filed in the Registry of Deeds for the
district in which the property is located in
the Town Registry of Heritage Property)

NOTICE OF REGISTRATION OF HERITAGE PROPERTY

TO: Betsy Harwood
P.O. Box 98
Wolfville, NS
BOP 1X0

You are hereby notified that:

1. The land and building located at:
434 Main Street, Wolfville (address, local, legal description
or other identification of property)
has been registered in the Town Registry of Heritage Property
by resolution adopted at a meeting of the Town Council for
the Town of Wolfville, the 16th day of December
1991 .

2. The effect of registration in the
Town Registry of Heritage Property is that no demolition
or substantial alteration in the exterior appearance may
be undertaken from the date of registration unless an
application, in writing, for permission is submitted to
the Town and the application is granted with or without
conditions. Where an application is not approved, the
owner may make the alteration described in his application
or carry out the proposed demolition at any time after one
(1) year but not more than two (2) years from the date of
the application.

DATED this 23rd day of December, 1991 .

(seal)

By: [Signature]
TOWN CLERK AND TREASURER.

RECEIVED
DEC 31 1991
REGISTERED

REPORT TO PLANNING ADVISORY COMMITTEE
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PID 55383137, 620 Main Street
Date: July 6, 2023
Department: Planning & Development



ATTACHMENT 6 – Applicant’s submission regarding design guidelines



New Accommodations Building 620 Main Street, Wolfville

Elevation drawings show exterior features, materials, windows, door themes, wood siding, trim work, colour and other details as they relate to the original heritage design of the existing Inn.

Building length to width ratio; 36 feet in length by 50 feet in width.

Height; Two stories in height with approximately 19 feet of wall height.

Roof shape: Hip Roof with rectangular cap same as the existing Inn.

Overall appearance of exterior cladding and roof materials; Clapboard wood siding the same as the existing Inn, muted yellow in colour. Asphalt roof shingles with similar make and design as the existing Inn.

Architectural details: Distinctive single hung vinyl windows, large rectangular in shape as is common in the Italianate style. Wood trim in white matching the Inn both in design and feature.

Shape and size of doors and windows: Rectangular single hung vinyl windows 64”L x 36”W. Single entry door with side lights at the main entrance, a peeked roof veranda 6’ X 8’ and standard single door exits for fire egress.

Architectural style: Building will replicate the existing Inn denoting the same Italianate Style design. The new buildings design is typically balanced, symmetrical and rectangular in shape with a hipped roof, one that slants on all four sides.

Elegant cultured stone walkways and green spaces flow throughout the property. Photos show location of the new building as it relates to the new dining structure and the existing Inn lending a “retreat” vibe. Large Stone pieces taken from the South Mountain complete the overall project adding a sense of definition and grandeur. Once completed, Tattingstone Inn will enable people seeking a more luxurious experience both a five star Inn, unique dining and a destination for weddings, corporate and social retreats, workshop classes and more.

This **Development Agreement** is made this _____ day of _____, 2023.

BETWEEN:

3290408 Nova Scotia Ltd.
(Hereinafter called the “Developer”)

OF THE FIRST PART

- and -

TOWN OF WOLFVILLE
A municipal body corporate,
(Hereinafter called the “Town”)

OF THE SECOND PART

WHEREAS the Developer has requested that the Town enter into a Development Agreement relating to the use and development of the Lands (PID 55383137) pursuant to the provisions of the Municipal Government Act and the Municipal Planning Strategy for the Town of Wolfville;

AND WHEREAS a condition of granting approval for the development of the Lands is that the parties enter into this Development Agreement;

AND WHEREAS the Town Council of the Town, at its meeting on **DDMMYYYY** approved entering into this Development Agreement to permit the establishment of one building containing seven guest suites on the Lands, subject to the registered owner of the Lands entering into this Development Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the covenants made in this Development Agreement and other valuable consideration the Developer and the Tenant and the Town agree to the following terms.

1. Schedules

The following schedules form part of this Development Agreement:

- Schedule “A” – Legal Parcel Description of Lands
- Schedule “B” – Site Plan
- Schedule “C” – Landscape Plan
- Schedule “D” – Architectural Design

2. Definitions

2.1 In this Development Agreement:

“Building By-Law” means Chapter 65 of the By-Laws of the Town of Wolfville.

“Developer” means the owner(s) of the lands, their heirs, successors, assigns, and all subsequent owners of the lands.

“Development” means the expansion of the existing heritage property.

“Development Officer” means the Development Officer appointed by the Town of Wolfville under the provisions of the *Municipal Government Act*.

“Engineer” means the Engineer appointed by the Town of Wolfville under the provisions of the *Municipal Government Act*.

“Effective date” means the date on which this Development Agreement is deemed to be entered into under the terms of this Development Agreement.

“Lands” means the real property in the Town of Wolfville owned by the Developer, PID 55383137, and as described in Schedule “A”.

“Land Use By-Law” means the Land Use By-Law of the Town of Wolfville in force from time to time, adopted and amended by the Wolfville Town Council under the provisions of the *Municipal Government Act*. At the date of this Development Agreement, it is the Land Use By-Law effective September 3, 2020.

“Municipal Planning Strategy” means the municipal planning strategy of the Town of Wolfville in force from time to time, adopted and amended by the Wolfville Town Council under the provisions of the *Municipal Government Act*. At the date of this Development Agreement, it is the Municipal Planning Strategy effective September 3, 2020.

“MGA” means the *Municipal Government Act*, S.N.S. 1998, c. 18, as amended.

“Planning Documents” means Land Use Bylaw, Municipal Planning Strategy, and Subdivision Bylaw.

2.2 Where terms (words or phrases) are not defined in this Development Agreement, definitions in the Town’s planning documents shall apply. Where terms are not defined in the planning documents, definitions in the MGA shall apply. Where terms are not defined in the aforementioned sources, their ordinary meaning shall apply.

3. Relevance of Planning Documents and Other Regulations

3.1 This Development Agreement contains definitions and regulations for the Development. It complements the Town's Planning Documents. Unless specified in this Development Agreement, requirements in the Town's Planning Documents shall apply. Where there is a conflict between this Development Agreement and the Planning Documents, this Development Agreement shall prevail.

3.2 Regulations outside of this Development Agreement or the Town's Planning Documents may be applicable to the Development. However, the terms of this Development Agreement shall not be materially changed in order to comply with such regulations without an amendment to this Development Agreement.

4. Background

The Developer wishes to expand the existing hotel use at 620 Main Street to accommodate the growing business by constructing a new building containing up to seven guest suites.

5. Terms

5.1 Development Conditions

5.1.1 Permits and Approvals

5.1.1.1 This Development Agreement allows the Developer to obtain development permits, other permits, and permissions to allow uses permitted by this Agreement.

5.1.1.2 The Developer shall be responsible for obtaining all necessary permits and approvals required by law for the Development, including but not limited to development permits, building permits, and any approvals required from the Province of Nova Scotia.

5.1.1.3 Obligations or other requirements in this Development Agreement are those of the Developer, unless otherwise specified.

5.1.1.4 No occupancy permit shall be granted for this Development until all provisions of this agreement are met, except for landscaping requirements that cannot be met due to seasonal restrictions.

5.1.2 Land Use

5.1.2.1 The following uses are permitted:

- (a)** Continuation of existing use and,
- (b)** other accessory uses permitted as by the Land Use Bylaw for the corresponding zone.

5.1.3 Landscaping & Site Requirements

5.1.3.1 The Development shall conform to the zone standards of the Land Use By-law, except as otherwise established by this Agreement.

5.1.3.2 All Development shall occur on the Lands.

5.1.3.3 Development on the Lands shall be built generally in accordance with the Site Plan and Specifications of Schedule "B", which may be varied to accommodate location of outdoor decks, patios, porches and vegetation.

5.1.3.4 The Developer shall establish and maintain all non-hard surface areas on the Lands as landscaped areas.

5.1.3.5 Storm water runoff from the Lands shall not be directed onto adjacent properties unless permission is obtained from the adjacent property owner for the direction of such storm water runoff.

5.1.3.6 No parking shall be permitted on non-hard surfaced areas of the site.

5.1.3.7 The Developer shall provide sufficient onsite lighting for all driveways and walkways on the Lands to provide for the reasonable safety and security of vehicles and pedestrians. All exterior lighting fixtures shall direct light toward the ground as to prevent the unreasonable illumination of adjacent properties.

5.1.4 Municipal Services

5.1.4.1 The parties agree that municipal sanitary sewer and water services are available.

5.1.4.2 The Town makes no warranties, guarantees or claims as to the adequacy of the Town's water supply to provide the recommended Fire

Flow amounts for protection of the building from fire. The Developer shall satisfy itself that the available fire flows are satisfactory to meet its needs.

5.1.5 Refuse Storage and Utility Equipment

- 5.1.5.1** Refuse, compost, recyclables, and other similar matters shall be stored within the building(s), or within accessory structures or containers pursuant to the requirements of the Land Use Bylaw, Valley Region Solid Waste-Resource Management By-Law, and other applicable regulations.
- 5.1.5.2** Containers referenced in 5.1.5.1 shall be located so that they are visually screened.
- 5.1.5.3** Utility equipment such as mechanical and electrical equipment shall be visually screened by fencing or landscaping.

5.1.6 General Maintenance and Operation

- 5.1.6.1** Buildings, landscaping, and other related features shall be maintained in good condition, pursuant to the Town's Property Minimum Standards By-law.

5.1.7 Architecture

- 5.1.7.1** The developer shall build the development generally as illustrated in Schedule "D", Architectural Design.

5.1.8 Timing

- 5.1.8.1** This Development Agreement shall be deemed entered into on the day following the day on which the time for appeal of Town Council's approval has elapsed, or the day on which any appeals have been disposed of and the policy of the Wolfville Town Council approving this Development Agreement has been affirmed by the Nova Scotia Utilities and Review Board, under the provisions of the MGA, or other judiciary body as applicable.
- 5.1.8.2** This Development Agreement does not come into effect until the requirement of Section 228(3) of the Municipal Government Act are fulfilled and this development agreement is filed in the Registry of

Deeds. All other time requirements imposed in this Development Agreement shall be calculated from that date, the effective date.

- 5.1.8.3** All Development enabled by this Agreement shall be completed within three (3) years. Upon failure to meet this timing requirement, the Town may discharge this Development Agreement without the consent of the Developer or Tenant.

5.1.9 Amendment

- 5.1.9.1** With the exception of matters which the Town and the Developer do not consider to be substantive, the amendment of any other matter in this Development Agreement can only be made under the provisions of Section 230 of the MGA, including the holding of a Public Hearing.

- 5.1.9.2** Following are matters in this Development Agreement which the Town and the Developer do not consider to be substantive:
(a) The requirements for completion imposed by section 5.1.8.3.

5.1.10 Expenses

- 5.1.10.1** The Developer shall pay all costs and expenses incurred by the Town related to this Development Agreement.

5.1.11 Liability

- 5.1.11.1** The Developer shall be liable for any damage caused to persons or public or private property by the Developer or any contractor or other individual doing work related to the Development. The Developer shall indemnify the Town and save it harmless from any claim, cause of action, or liability in any way relating to the Development. The Developer shall obtain and maintain in force throughout the course of construction on the Development, liability insurance coverage to insure the responsibilities which the Developer is assuming in this section.

5.1.12 Default

- 5.1.12.1** If the Developer fails to comply strictly with any term of this Development Agreement or any legislation applicable to this Development Agreement, the Town may, after 30 days notice in writing to the Developer, enter the lands and perform any obligation with which the Developer has failed to comply strictly. All expenses arising out of the entry of the Lands and performance of the obligations may be

recovered by the Town from the Developer by direct suit and shall form a charge upon the Lands. The Developer shall pay interest on any sum so expended by the Town at the same monthly rate charged by the Town for tax arrears on the outstanding balance from time to time. Such interest costs shall be treated as an expense.

5.1.12.2 If the Developer breaches any of the terms of this Development Agreement, the Town, at its sole option, may:

- (a)** Terminate this Development Agreement;
- (b)** Exercise its rights under paragraph 5.1.12.1 above; or,
- (c)** Take no action.

5.1.12.3 Any election by the Town to take no action on a breach of this Development Agreement by the Developer shall not bar the Town from exercising its rights under this Development Agreement on any other breach.

5.1.12.4 Any expenses incurred by the Town in exercising its rights under sections 5.1.12.1 and 5.1.12.2, or either of them, shall be paid by the Developer to the Town.

5.1.13 Administration

The Development Officer administers this Agreement. His/Her decision is final and binding on all parties.

6. Warranties by the Developer

6.1 Title and Authority

6.1.1 The Developer warrants as follows:

- (a)** The Developer has good title in fee simple to the Lands or good beneficial title subject to a normal financing encumbrance or is the sole holder of a Registered Interest in the Lands. No other entity has an interest in the Lands which would require their signature on this Development Agreement to validly bind the Lands or the Developer has obtained the approval of every other entity which has an interest in the Lands whose authorization is required for the Developer to sign this Development Agreement to validly bind the Lands.

(b) The Developer has taken all steps necessary to, and it has full authority to, enter this Development Agreement.

7. Full Agreement

7.1 Other Agreements

7.1.1 This Development Agreement constitutes the entire agreement and contract entered into by the Town and the Developer. No other agreement or representation, whether oral or written, shall be binding.

7.1.2 This Development Agreement shall not be a precedent for any other agreement either between the Town and the Developer or between the Town and any other party.

8. Notice

Any notice to be given under this Development Agreement shall be made in writing and either served personally or forwarded by courier or by registered mail, postage prepaid, if to the Town to:

Town of Wolfville
359 Main Street
Wolfville, Nova Scotia
B4P 1A1
Attention: Development Officer

and if to the Developer:

3290408 NOVA SCOTIA LTD
C/O Randy Banting
620 Main Street
Wolfville NS CA
B4P 1E8

9. Headings

The headings used in this Development Agreement are for convenience only. If any of the headings are inconsistent with the provisions of the Development Agreement which it introduces, the provisions of the Development Agreement shall apply.

10. Binding Effect

This Development Agreement shall ensure to the benefit of and be binding upon the parties to this Development Agreement, their respective successors, administrators, and assigns.

11. Execution

In witness of this Development Agreement the parties have signed and delivered it to each other on the date set out at the top of the first page.

SIGNED AND DELIVERED)
In the presence of:)
)
) TOWN OF WOLFVILLE
)
)
) By _____
) MAYOR

Witness)
)
) By _____
) TOWN CLERK

SIGNED AND DELIVERED)
In the presence of:)
)
)
) By _____
) Randy Banting on behalf of

Witness) 3290408 NOVA SCOTIA LTD
)

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF KINGS

I certify that on _____, 2023, _____
a witness to this agreement came before me, made oath, and swore that the **TOWN OF WOLFFVILLE**, caused the same to be executed by its proper officers who affixed its Corporate Seal and subscribed their hands in its name and in its behalf in his/her presence.

A Commissioner of the Supreme Court of Nova Scotia

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF KINGS

I certify that on _____, 2023, _____
a witness to this agreement came before me, made oath, and swore that **Randy Banting of 3290408 NOVA SCOTIA LTD.** caused the same to be executed by its proper officers who affixed its Corporate Seal and subscribed their hands in its name and in its behalf in his/her presence.

A Commissioner of the Supreme Court of Nova Scotia

Schedule "A" – Property Description

Place Name: Main Street, Wolfville, Nova Scotia

Municipality/County: Municipality of the County of Kings

Designation of Parcel on Plan: Lot E.E.F.-1A

Title of Plan: Lot 16A-1 Lands of Town of Wolfville to be added to Lot E.E.F.-1 Lands of Culinary Enterprises Ltd. to form Lot E.E.F.-1A.

Registration County: Kings County

Registration Number of Plan: P-11329

Registration Date of Plan: June 17, 1999

BENEFITS

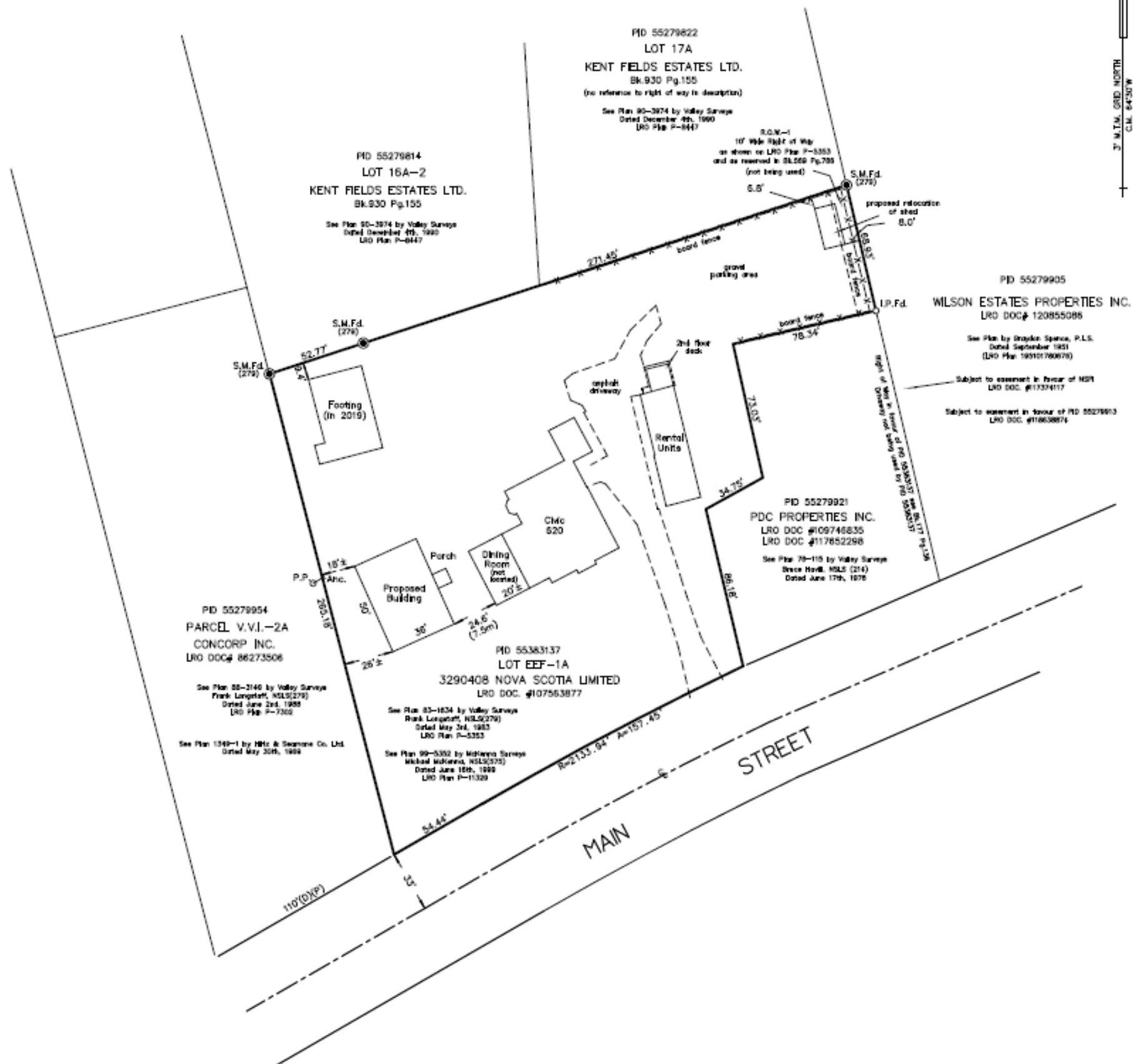
Together with a Right-of-Way for ingress and egress to Main Street as shown on a Plan of Survey prepared by Valley Surveys dated May 3, 1983 and recorded as Plan number P-5353 at the Kings County Registry of Deeds office on June 24, 1983. Said right of way being more fully described in a Deed recorded on November 25, 1949 at the Kings County Registry of Deeds in Book 177 at Page 138.

BURDENS

Subject to a right of way in favour of Lot E.E.F.-2 for the purpose of vehicular and pedestrian traffic as shown on a plan of survey prepared by Valley Surveys dated May 3, 1983 and recorded as Plan number P-5353 at the Kings County Registry of Deeds office on June 24, 1983. Said right of way being more fully described in a Deed recorded at the Kings County Registry of Deeds in Book 569 at Page 786 as Document Number 7044.

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Kings County as plan or document number P-11329.

DRAFT



3" N.T.M. GRID NORTH
C.M. 84°30'W

LEGEND

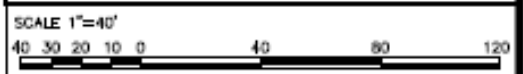
.....	LANDS DEALT WITH BY THIS SURVEY
⊙ S.M.	SURVEY MARKER
▲ N.S.C.M.	NOVA SCOTIA CO-ORDINATE MONUMENT
⊙ R.P., I.S.	ROCK POST, IRON BAR
○ I.P., S.H.	IRON PIPE, DRILL-HOLE
⊙	POUND
—	CENTRELINE
(T/L)	TE LINE
Wt.	WITNESS
Rt., Pg.	BOOK, PAGE
P.R.	PLAN REFERENCE
O.H.W.M.	ORDINARY HIGH WATER MARK
(B), (P), (M), (C)	BEED, PLAN, MEASURED, CALCULATED
R., A., Ch.	RADIUS, ARC, CHORD
P.C.	POINT OF CURVATURE
P.C.C., P.R.C.	POINT OF COMPOUND/REVERSE CURVATURE
P.D.	PROPERTY IDENTIFICATION NUMBER
LRD	LAND REGISTRATION OFFICE
U.P.	UTILITY POLE
N.T.S.	NOT TO SCALE
C.P.	CALCULATED POINT

BUILDINGS SHOWN HEREON WERE LOCATED IN 2015

PROPOSED DEVELOPMENT

LOT EEF-1A
LAND OF
3290408 NOVA SCOTIA LIMITED

CMC 620 MAIN STREET
WOLFVILLE KINGS COUNTY NOVA SCOTIA



PLAN NO. 19-030E
DATE: JUNE 19TH, 2023
PREPARED BY: MPM
DRAWN BY: MPM

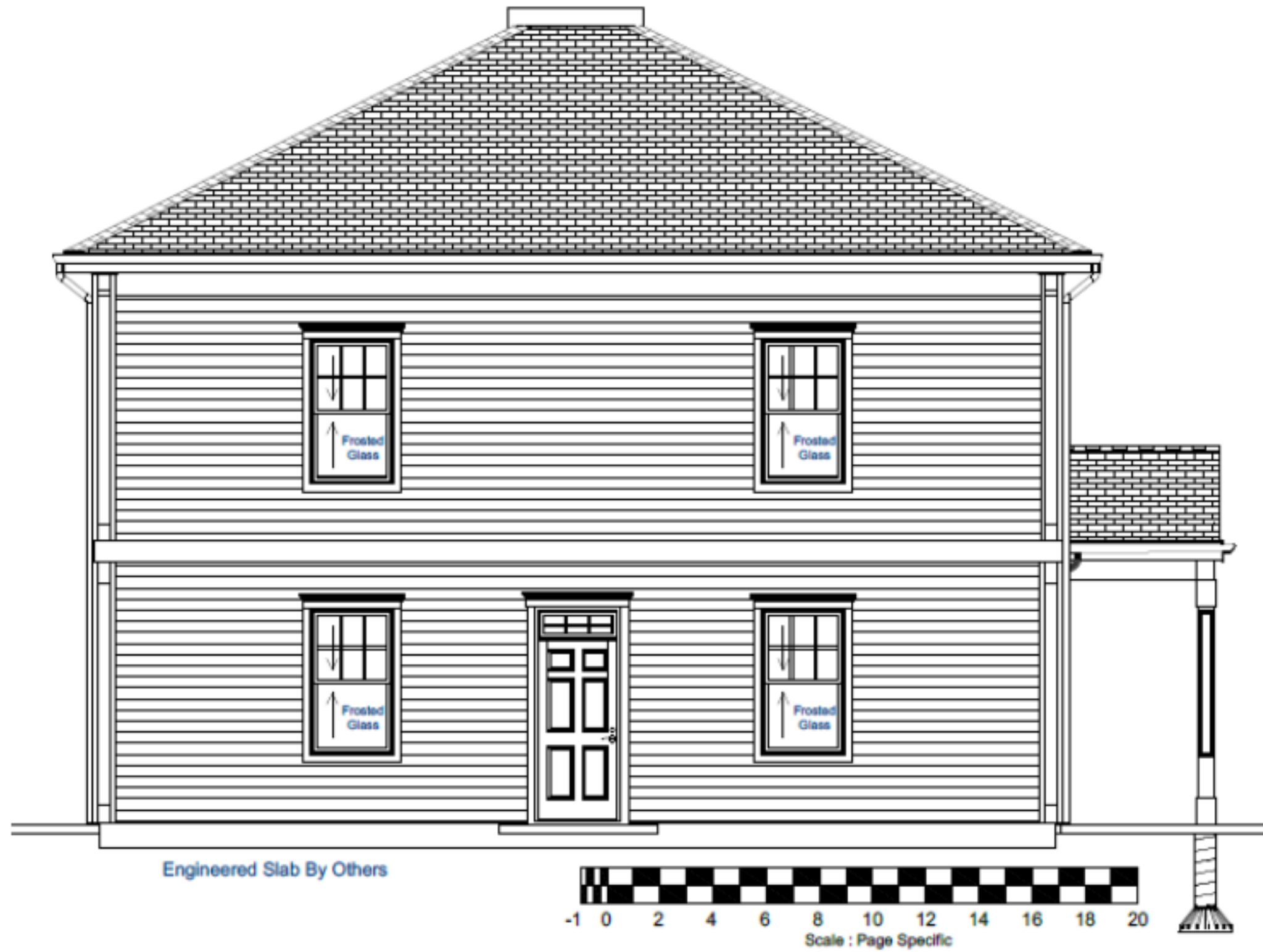
ANNAPOLIS VALLEY SURVEYS LIMITED
54 CORNWALLIS STREET KENTVILLE NOVA SCOTIA
PHONE: 902-698-1225 E-MAIL: mckenna@avsurveys.ca

DRAFT

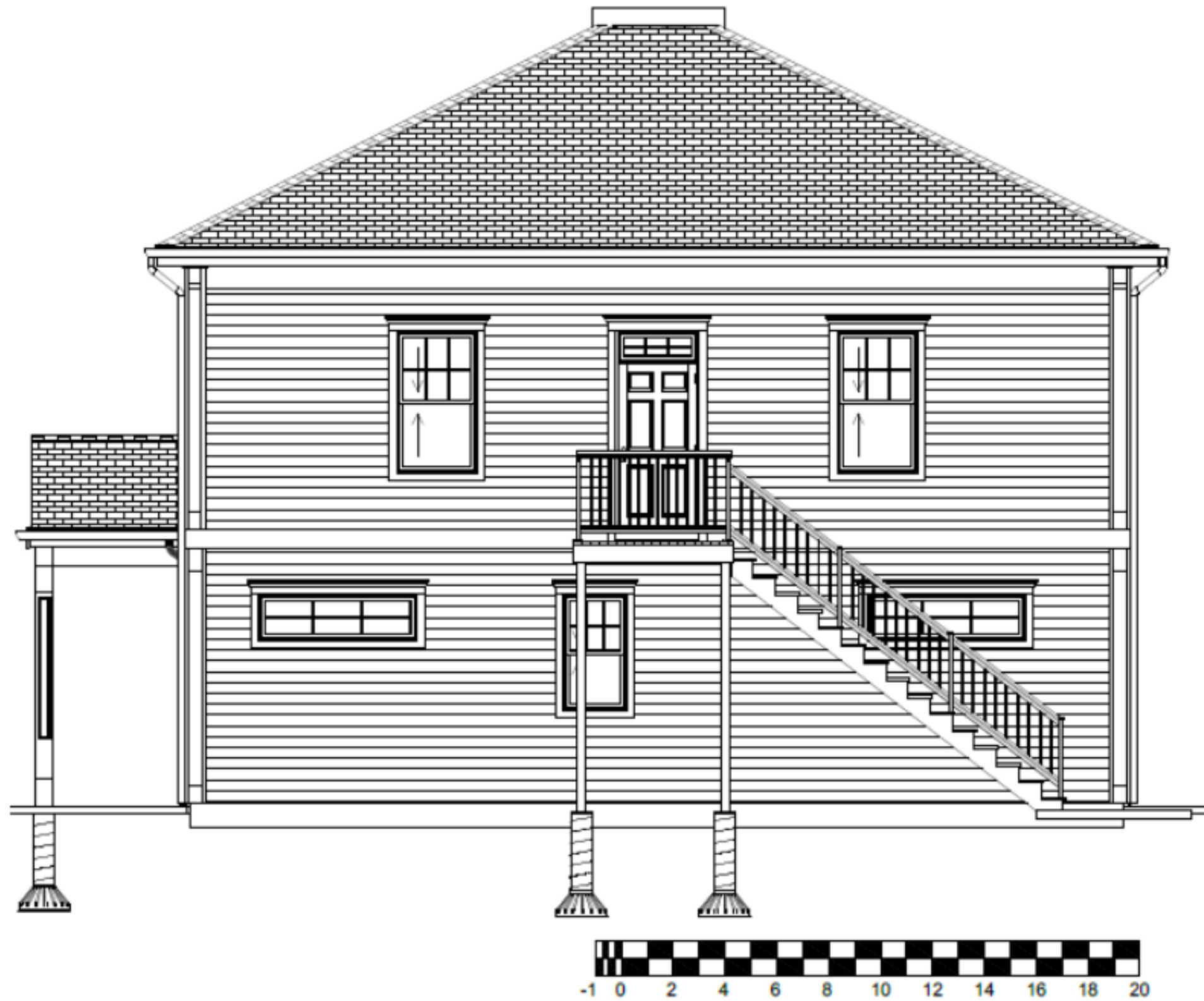
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Schedule "D" – Architectural Design



South Elevation



North Elevation



Total Wall Surface Area:
 1069.68 sqft (99.376 m2)
 incl'd corner trim

East Elevation



West Elevation

PLANNING ADVISORY COMMITTEE REPORT

Title: Housing Accelerator Funding Information Report
Date: 2023-07-13
Department: Planning & Economic Development



SUMMARY

Housing Accelerator Fund

In response to high housing need and low supply across the country, the Canadian Mortgage and Housing Corporation (CMHC) has announced a \$4 billion federal housing accelerator fund to speed up supply. The goal of the fund is to lead to the approval of 100,000 permitted housing units nationally, in addition to those that would be approved without the fund. This funding will be provided directly to local authorities.

The Town is beginning work on an application and Staff will provide PAC with a presentation outlining the Town's application to date. More information on the funding program is detailed in this report.

A Housing Needs Assessment has been completed by the Province (linked below). This needs assessment details the current and predicted housing supply shortage for the Town. Committee members should review this report prior to the July 13th committee meeting. Please note this report is currently embargoed and cannot be shared with the public at this time.

1) ATTACHMENTS AND REFERENCES

1. Wolfville Housing Needs Assessment (PDF)
2. [Housing Accelerator Fund](#)

2) DISCUSSION

The Housing Accelerator Fund (HAF) provides \$20,000 per unit to successful applicants, plus additional top ups for units close to transit, missing middle housing, multi-unit housing and further top ups for affordable housing, as shown below:

Base		Top Up		Affordable
\$20K/unit	+	Close to Transit \$15K/unit	+	\$19K/unit
		Missing Middle ¹ \$12K/unit		
		Other \$7K/unit		

This formula is designed to incentivize multi-unit dwellings over single-family dwellings.

Applying to the HAF:

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Title: Housing Accelerator Funding Information Report

Date: 2023-07-13

Department: Planning & Economic Development



There is one application window for the program, opening in July 2023 and closing by August 18th 2023. To apply, municipalities must develop a Housing Accelerator Fund Action Plan. The Action Plan must receive formal approval from Council ahead of the HAF contribution agreement being signed.

If approved, the Action Plan will be incorporated into the contribution agreement between the municipality and CMHC. The HAF program also requires an updated housing needs assessment for the municipality. A draft housing needs assessment for the Town has been completed and is pending final approval from the Province. Participating municipalities must also commit to scheduled reporting to the CMHC annually on growth numbers, progress on initiatives, and how HAF funding has been utilized.

The Action Plan:

The Action Plan must detail a housing supply growth target and seven specific initiatives they will undertake to meet the growth targets. All seven initiatives must be implemented and completed within two years of the beginning of the HAF program. The CFO must also provide an attestation on the viability of the Action Plan at the time of submitting the application.

Growth is measured by the number of permits issued for new units. Municipalities must first calculate their baseline growth for net-new permits based on historical data and then commit to increasing growth by at least 10 per cent over the next three years. Staff are working on developing the action plan and will provide greater detail at the PAC meeting.

How it works:

This program is different from other federal intergovernmental funding programs in that it provides incentive funding directly to municipalities for committing to a growth target and understanding the seven supporting initiatives rather than underwriting or cost-sharing specific projects. Once funding is received, municipalities are free to choose how the funds are used, so long as it conforms with a broad range of permitted uses prescribed under the HAF program. This can include funding the initiatives committed to under the Action Plan, or broader capital investments in housing infrastructure and community-related infrastructure that supports housing. HAF funding must be spent within the four years of the program. The funding is stackable with most other federal funding and can also be used to displace municipal funds already committed in the budget.

NEXT STEPS

A presentation will be provided to the PAC outlining the application in progress on July 13th.

PLANNING ADVISORY COMMITTEE REPORT

Title: Housing Accelerator Funding Information Report

Date: 2023-07-13

Department: Planning & Economic Development



PLANNING ADVISORY COMMITTEE REPORT

Title: Tree Inventory and Policy Information Report

Date: 2023-07-13

Department: Planning & Economic Development



SUMMARY

Tree Inventory and Policy

The Town is embarking on a multi-year tree inventory and policy project. Consultants at [Sylveritas Ltd](#) are supporting this work by developing a tree inventory and policy framework to allow us to better understand the types, age, condition, and number of trees in Wolfville, how we can better manage them, and where more trees are needed. This work will be completed in two phases. The first phase is outlined below. Phase 2 will begin when phase one is completed.

1) ATTACHMENTS AND REFERENCES

1. [Municipal Planning Strategy](#)
2. [Climate Action Plan](#)
3. [Wolfville Blooms - Tree Inventory](#)

2) DISCUSSION

The tree inventory and policy work is in the beginning stages and forms the primary focus of the Town's climate action initiatives for the next two years. A contract has been awarded to Sylveritas Ltd to carry out phase 1. Sylveritas Ltd's founder, Peter Duinker is the lead consultant on this project and will be undertaking the tree inventory work along with members of his team.

The tree inventory work is split into two phases. The first phase has been approved through the 2021-2025 Budget and Operations Plan and will consist of:

Municipal tree inventory:

The tree inventory work will occur during July and August 2023. During this time, consultants will measure all municipally owned trees along streets and in urban parks. The inventory will provide information on species, diameter, general condition of trees and tree location data.

Woodlands and forests are excluded from the inventory.

New tree planting locations inventory:

PLANNING ADVISORY COMMITTEE REPORT

Title: Tree Inventory and Policy Information Report

Date: 2023-07-13

Department: Planning & Economic Development



The new tree planting locations inventory will be completed by the end of October 2023 and will be used to help inform the Town on where and how many trees can be planted on the municipal right-of-way as well as areas to avoid.

A town-wide canopy-cover estimate:

The Town-wide canopy cover estimate will be completed by the end of October. The canopy cover estimate will be used to inform greenhouse gas mitigation and the overall level of tree cover in Town.

More information on the tree inventory work can be viewed on wolfvilleblooms.ca/tree-policy

Public Engagement:

Two public tree walking tours are being led by consultants. These walking tours are intended to provide an opportunity to learn about the common tree species in Town, the benefits of having trees in the streetscape, and some of the challenges with growing long-living healthy trees in the built environment. The walking tours also provide an opportunity for the public to share thoughts on the future of Wolfville's tree population. The walking tours are family friendly and will occur on the dates and times below:

- Wednesday, July 19th 6-8pm - departing from the front steps/entryway to Town Hall (359 Main Street) by 6pm. (rain date July 20th)
- Tuesday, August 8th 6-8pm - departing from the front steps/entryway to Town Hall (359 Main Street) by 6pm. (rain date August 9th)

Phase 2 is contingent on budget approval. This phase would be informed by phase 1 and would include further engagement, creation of a tree policy or bylaw, and a tree work plan. It is expected that phase 2 would conclude by the end of the 2024-2025 fiscal year.