



ATTENDING

- Mayor Jodi MacKay
- Deputy Mayor Jennifer Ingham
- Councillor Mike Butler
- Councillor Wendy Elliott
- Councillor Ian Palmeter
- Councillor Kelly van Niekerk
- Councillor Howard Williams
- Chief Administrative Officer, Glenn Horne
- Recording Secretary, Laura Morrison

ALSO ATTENDING

- Director, Finance & Corporate Services Beth Hopkins
- Director of Engineering and Public Works, Alex de Sousa
- Director of Planning and Economic Development, Devin Lake
- Manager of Communications & Strategic Initiatives, Barb Shaw
- Manager of IT, David Hopkins
- Compliance Coordinator, Kaden Thibault
- Interested members of the public

REGRETS

CALL TO ORDER

Chair, Deputy Mayor Ingham, called the meeting to order at 8:30 am.

Mayor MacKay read the Land Acknowledgement

Agenda Item	Discussion and Decisions
1. Approval of Agenda	01-03-25 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS AMENDED. <p style="text-align: right;">CARRIED</p> <ul style="list-style-type: none">• No presentation from Valley Connect Outreach Association• Change in order of items of 6g and 6h
2. Declarations of Conflicts of Interest	<ul style="list-style-type: none">• None
3. Approval of Minutes	



Agenda Item	Discussion and Decisions
<p>a. Approval of Committee of the Whole Minutes, February 4, 2025</p>	<p>02-03-2025 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF FEBRUARY 4, 2025, BE APPROVED AS CIRCULATED</p> <p style="text-align: right;">CARRIED</p>
<p>b. Approval of the Committee of the Whole In Camera Minutes, February 4, 2025</p>	<p>03-03-2025 IT WAS REGULARLY MOVED AND SECONDED THAT THE IN-CAMERA MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF FEBRUARY 4, 2025, BE APPROVED AS CIRCULATED</p> <p style="text-align: right;">CARRIED</p>
<p>4. Presentations</p>	
<p>a. Valley REN</p>	<ul style="list-style-type: none"> Emily Boucher & Genevieve Allen-Hearn presented on Sector Development Activities, Agri Food Tech Initiative and Business Supports.
<p>5. Public Comment</p>	<ul style="list-style-type: none"> Barry Leslie, Wolfville resident – in response to Minister Lohr’s letter to Council’s across the province requesting support for resource extracting. NS economy used to be based on agriculture, fishing, foresting and mining. Then mills closed, fishery collapsed, and mines were shut down. As a result, lots of people moved out of province. Now Minister wants to return to resource extracting through fracking and mining – we have moved beyond this as an economic model. We are more than gas and minerals; we have a pristine environment and are a skilled and educated population that can adapt to new industries. We need governments to be creative. Pleased the staff report is suggesting waiting until more information is received. How will Council engage the public of Wolfville in this matter?
<p>6. Staff Reports for Discussion</p>	
<p>a. Leaf and Yard Waste Drop Off</p>	<ul style="list-style-type: none"> Director of Public Works & Engineering presented options for Leaf and yard waste disposal. <p><i>Questions/Discussion/Comment</i></p> <ul style="list-style-type: none"> Offsite location outside Town was not included in the summary as no negotiation has taken place with property owner.



Agenda Item	Discussion and Decisions
	<ul style="list-style-type: none"> • Comparison was two sites that Town already owns. If council wants to explore further the offsite location, staff can look into entering negotiations with private property owner. • Maple Ave option is at entrance to the previous drop off site. This may have to change in the future depending on street reconstruction. • Not a lot of site prep required. It would be an easier solution and somewhat easy to move it in future if required. • Leaves dropped at Valley Waste are free if they are unbagged, i.e. taken them in bags and empty them at the site taking the bags away with you. • Annual operating cost for offsite is approximately \$15,000 which includes tipping fees. This would be managed by the contractor. Costs are based on the interim site we had at Dykelands. • Dept of Environment review – conversations with regional engineer has commenced. Looking into specific exemption from the Act for option that is akin to a dumpster in a backyard. • The two-bin solution with NS Environment could be a permanent fixture. It could be made to look aesthetically pleasing if required. Contemplating open all hours on honour system and with evaluation. • If Council favours a specific option, it can be added to the Operational plan. • Mayor has previously heard feedback that Maple Ave would be the preference. Cost of running Maple could be similar to what we used to have in budget when that site was used before. • Focus on drop-off locations only, don't believe extra pick up would satisfy the demand. • Council direction with majority of 6 Councillors to 1 undecided, would like staff to proceed with looking at Maple Ave drop off as a pilot, ensuring the site will not put off anyone wishing to build a house there. Also would like staff to look further into the out of town location if it's not going to be too much work. • The photos of the site will be shared with Council.
<p>10 MINUTE BREAK FROM 10:40AM TO 10:50AM</p>	



Agenda Item	Discussion and Decisions
<p>b. RFD 004-2025: Draft Equity & Anti-Racism Plan</p>	<p>04-03-2025 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL ADOPT AND IMPLEMENT WOLFVILLE’S FIRST EQUITY AND ANTI-RACISM PLAN.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <ul style="list-style-type: none"> • Continue to use CAO Report as monthly check-in to keep council informed and updated. • Annual reporting will take place prior to budget.
<p>c. RFD 005-2025: Draft Accessibility Plan</p>	<p>05-03-2025 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL APPROVE AND ADOPT THE ACCESSIBILITY PLAN 2025-2028 AS PRESENTED.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>d. RFD 007-2025: VWRM 2025/26 Budget</p>	<p>06-03-2025 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL APPROVE THE VALLEY WASTE RESOURCE MANAGEMENT AUTHORITY’S 2025/26 OPERATING AND CAPITAL BUDGET.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>e. RFD 008-2025: Council Strategic Planning</p>	<p>07-03-2025 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL DIRECT THE CAO TO PROCURE A QUALIFIED CONSULTANT TO FACILITATE A STRATEGIC PLANNING PROCESS THAT WILL DETERMINE AND ARTICULATE THE PRIORITIES AND FOR THE DURATION OF THIS COUNCIL TERM.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>



Agenda Item	Discussion and Decisions
<p>f. IR 006-2025 Second Operational Plan Review</p>	<ul style="list-style-type: none"> • Summary tables in each departmental sections included to outline various projects and project charters. They have been amended based on council’s feedback. Timeline column added and colour coding to distinguish between services and programs offered, and preparation and plan. • Assessment of facility needs of Town pulled into one place. • Review and revision of how we do the Capital Plan. • Creation of multi-year cashflow forecast. • Added commentary on Community Safety and Freedom of Information and Protection of Privacy sections. • Dykeland Trail. • Review of Recreation Services. • Additional narrative to include areas of Federal and Provincial jurisdiction. • Commentary on risks of not being able to deliver projects and services and how we will report on progress. • Housing Accelerator project has bene broken down to show major features. • Projects and parties moved around to help reader find. • Further editing, thorough copy editing before • <i>What We Heard at Door Report has been revised to show specific relation. Updated report to be shared with council.</i> • Financial details will be added once budget is further along. • In the absence of a Strategic Plan at this point. Staff request council share their top four priorities based on the final version of the Ops Plan, that they would like to see completed this year. <p><i>Questions/Discussion/Comment from Council</i></p> <ul style="list-style-type: none"> • <i>Crosswalk at University Ave to specifically noted as priority.</i> • <i>Staff to look at including bottom of Orchard Ave to be included due to serious motor vehicle accident.</i> • <i>Capital plan - add current status column.</i> • <i>Add how many officers and Detachment Assistant.</i> • Detachment Assistant will be shown as part of RCMP. • After School Programming review – Rachel Bedingfield sourced to come in and review recreation. • Thanks to staff for their significant effort over many months.



Agenda Item	Discussion and Decisions
<p>g. IR 008-2025 Correspondence from the Honourable John Lohr, Minister of Municipal Affairs, Concerning Inter- Provincial Trade Barriers and Resource Development</p>	<ul style="list-style-type: none"> • Letter from Minister Lohr received on Feb 11th asking for indication of support for mineral development and removal of inter provincial trade barriers. • Both these topics are complex overlapping significant areas of public policy with economic development and community implications. • Not enough information to make an informed decision at this point in time. • Consultation processes are involved and we don't want to run the risk of stepping over those processes. • Hold for now until more information comes forward on a particular project or something that Council feels compelled to take a position. • This is an area provincial jurisdiction and do not require municipal council's input or approval. • Mayors and CAO's had meeting with NSFM. Documentation was circulated - Bill 1, Bill 6, The Resolution of Reform Law Amendments, and Bill 24 Amendments to the Joint Regional Transportation Act all listed to have some effect on Municipalities. • Clear this was put on the table without engagement from NSFM who speak on behalf of municipalities. • Mayor MacKay drafted a letter saying we need more information and to bring us to the table and include us in those discussions before blanket decisions are made. • Mayor Mood sent an email from NSFM that they are having conversations with Minister Tilley and Minister Lohr in an attempt to get us at the table.
<p>Item 6h. moved to after Public Input to allow time for Deputy CAO Rob Frost to attend.</p>	
<p>7. CAO Report</p>	<ul style="list-style-type: none"> • Tender package for Kent Ave is now posted. • Work continues with stakeholder discussion on multiuse pathways on top of Bishop Beckwith and Grand Pre Dyke walls - significant project undertaken by province. • Independent Grocery Store re-model expecting approval soon and demolition to start April or May • Additional other work included in report. • Housing Accelerator Fund project work ongoing to further PAC's understanding of various challenges and opportunities related to residential development and moving planning processes along.



Agenda Item	Discussion and Decisions
	<ul style="list-style-type: none"> • Special COW Budget meeting to review draft of Operating budget taking place next Tuesday. • Responses to previous public input sessions included. <p><i>Questions/Discussion/Comment from Council</i></p> <ul style="list-style-type: none"> • Dyke Trail: Next piece of work is an MOU between parties, Marsh Bodies, County of Kings, the Town, first to say yes or not to the trail and secondly responsibility for maintenance and responsibility of trail once Dept of Agriculture builds it. Would say it is a four to five year project. Draft of MOU received. Anticipate something to council once parties come to agreement hopefully in April. Another set of decisions around maintenance for municipalities. • Expectation that no construction starting until at least 2027. • More information on site plan approval process to come to PAC. • As of Right of Approval Tables does not have street addresses to protect privacy for people’s projects in their homes. Looking at appropriate levels of detail.
8. Committee Reports (Internal)	
a. Audit Committee	<ul style="list-style-type: none"> • As submitted.
b. Accessibility Committee	<ul style="list-style-type: none"> • As submitted.
c. Equity & Anti-Racism Advisory Committee	<ul style="list-style-type: none"> • Meeting last night was committee orientation. We went through what we do and why we do it and Terms of Reference.
d. Town and Gown Committee	<ul style="list-style-type: none"> • Uni-lodge is something started in Australia, specific to students and what their needs are on campus. Worked successfully in Australia. A model to represent student life.
9. Committee Reports (External)	
a. Inter-Municipal Services (IMSA for VW & KTA)	<ul style="list-style-type: none"> • Short meeting. Minutes attached to report. • Kings Transit double app is supposed to be live very soon. Having some technical issues.



Agenda Item	Discussion and Decisions
b. Valley Regional Enterprise Network (VREN)	<ul style="list-style-type: none"> As submitted
c. Wolfville Business Development Corporation (WBDC)	<ul style="list-style-type: none"> No meeting as looking at budget will come to Council next month.
10. Public Input	<ul style="list-style-type: none"> Andrea Lynn: Mayor MacKay spoke about writing a letter in response to Minister Lohr, clarify it was not for mineral, it was resource development. Is there a group of Mayors and Wardens meet regarding this matter? Could I have a copy of Mayor MacKay’s reply to Minister Lohr? Have you carefully examined doing away with composting organic material that used to be done in old facility. Been told Provincial Dept of Environment putting restrictions on that. Surveillance cameras could be used if its going to be open more than just one day. AI solves other problems, it seems it could be used to solve this. Caroline Whitby, Maple Ave. Surprised to see compost site back on the agenda. I would be interested in knowing the actual number of individual households that use the compost site, or percentage of population and will the changes proposed allow commercial waste to go and dump at any time. Concerns re increased traffic day and night. Why do we need it when we have access at Valley Waste Management. Whole of Municipality of Kings has to drive their waste there if not able to use green bin. Households are allowed eight bags of waste. If not putting out eight bags of garbage would VWRM allow eight bundles of yard waste or two green bins instead. Happy to hear information about Dykeland trail and the decision that all sidewalks will be concrete going forward. Excited to hear students at Acadia have approved developing affordable student housing on campus, first student union to do that. Is there a way as President Hennesy has said, that land such as farmers market has a lease of small amount as they at southeast campus and housing going forward could they look at a pool on campus that fits in and maybe events Acadia could look at bringing Canada games to Acadia. Economic opportunities exist.
BREAK AT 10:45AM to 10:57AM	



Agenda Item	Discussion and Decisions
<p>h. IR 007-2025 Regional Recreation Centre</p>	<ul style="list-style-type: none"> • Deputy CAO Rob Frost, from Kings County joined the meeting. • CAO Glenn Horne discussed the pre-circulated Information Report. • Discussions that have taken place around funding and particularities of agreement and site location are all still confidential and in camera items at this point. <p><i>Questions/Discussion/Comment from Council</i></p> <ul style="list-style-type: none"> • Drawings were done as part of a study completed in 2023 which is when councils received the proposal. • Feasibility Study posted on Wolfville Blooms shortly after 2023. • Two sketches are not too scale. Phase One is 75,000sq ft. approximately and phase 2 is approximately double that. • This is a concept drawing from the feasibility report. Exactly what it looks like would be determined by the partners as we get more refined towards design and build if we proceed. • Timeline of decision making: Regional working group has reconvened recently to coordinate information sharing and decision making so happening in logical sequence and at same time at all councils. Anticipated timelines – a project of this scale always encounters some form of challenge. Once finalized there will be a level of public engagement. Council decision to proceed anticipating to able to facilitate in Spring of 2025 for all councils. Off ramps throughout the decision-making process. • Procurement of Design Build anticipated Spring 2026 if move forward, contract rewards approximately 2-year build with construction complete in spring 2028. Large complex projects where timelines can move but this is general timelines if decide to move forward. • County presented last month to their council similar information as what is in your council package, Economic Impact Study. Talked about economic impact and step process planning on taking as was mentioned. Discussion only and received a briefing. No decisions made. • Thank Deputy CAO Frost for all the information which lays out what a facility does for our region in respect of community wellness and economic impact. • Working Group of CAO’s and Mayors will meet again in a month or so after each council has seen this information. Kentville has been offered this same presentation.



Agenda Item	Discussion and Decisions
11. Adjournment to In-Camera Meeting	08-03-25 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING ADJOURN TO IN-CAMERA MEETING UNDER SECTION 22(2)(e) OF THE MGA, CONTRACT NEGOTIATIONS AT 11:07AM.
12. Regular Meeting Reconvene	09-03-25 IT WAS REGULARLY MOVED AND SECONDED THAT REGULAR MEETING RECOVENE AT 11:50AM.
13. Regular Meeting Adjournment	10-03-25 IT WAS REGULARLY MOVED AND SECONDED THAT REGULAR MEETING ADJOURN AT 11:50AM

Approved by Committee of the Whole Motion 02-04-25 April 2025
As recorded by Laura Morrison, Manager of Administration & Town Clerk