



Planning Advisory Committee Meeting

September 11, 2025

6:30 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, July 10, 2025

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. New Business:

- a. Housing Accelerator Fund Action Plan Progress Check-in (40 minutes)
- b. Zoning Map Workshop (1 hour)



- 5. Round Table (10 minutes)**
- 6. Comments from the Chair/additional discussion (10 minutes)**
- 7. Next Meeting**
 - a. October 9, 2025 6:30-8:30 PM.
- 8. Adjournment**

ATTENDING

- Mayor Jodi MacKay, Chair
- Councillor Wendy Elliot
- Deputy Mayor Jennifer Ingham
- Michael Martin
- Jason Hall
- Caroline Whitby
- Alan Howell

ABSENT WITH REGRETS

- Councillor Kelly van Niekerk
- Beverly Boyd

ALSO ATTENDING

- Community Planner, Lindsay Slade
- Senior Planner, Mark Fredericks
- Tristan Cleveland, Consultant at Happy Cities
- Glenn Horne, CAO

MEMBERS OF THE PUBLIC

Kevin Gildart
Barb Aikman

CALL TO ORDER

Chair, Mayor MacKay, called the meeting to order at 6:30pm.

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 May 2025 BE APPROVED AS CIRCULATED. CARRIED
3. Public Input	<ul style="list-style-type: none">• Kevin Gildart (developer, 292 Main Street). Advocated for “healthy density” as a cost-effective development approach. Argued density increases tax revenue with minimal additional town servicing cost. Promoted features like car-sharing and in-building amenities as alternatives to traditional parking.

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Discussion and Decisions

Emphasized environmental and economic benefits of vertical density. No additional speakers.

4. New Business:

Staff Presentation (Lindsay Slade)

Updates provided on:

a. Staff introduction to Housing Accelerator Fund Action Plan Implementation Framework – Package 3.

- Housing Accelerator Fund Implementation Framework timelines and next steps.

b. Introduction to Draft Non-Market Housing Strategy.

Staff Presentation (Lindsay Slade)

- Strategy focuses on encouraging the expansion and retention of affordable housing options and supporting non-market housing providers.
- Key elements:
 - Land bank and disposal process
 - Highest and best use analysis of municipal land
 - Creation of a municipal grant program
 - Collaborations with the Non-Market Housing Working Group
- Types of non-market housing covered:
 - Public housing (Nova Scotia Provincial Housing Agency)
 - Co-op housing (e.g., Tideways, Evangeline)
 - Non-profit housing (e.g., L'Arche, Student Housing NS)
- Challenges Identified:
 - Land cost, public perception, development barriers
 - Shortage of family-sized and accessible units
 - Long waitlists and rising homelessness in the Valley
- Recommendations:
 - Continue refining land use options and partnerships
 - Ensure zoning aligns with potential non-market development needs
 - Improve access to pre-development funding and land

c. Presentation from Consultant at Happy Cities on Package 3 and draft recommendations.

Consultant Presentation (Tristan Cleveland of Happy Cities)

- A presentation was provided outlining recommendations for each action plan area of the Housing Accelerator Fund Action Plan, and

Agenda Item

Discussion and Decisions

other Plan Review recommendations. Recommendations based on technical advice, public input, PAC feedback, best practice and professional planning advice were presented for 4 key areas: Heritage, Downtown Growth, Parking Requirements, and Neighbourhood Zones. Discussion was held for each recommendation.

- **Heritage and Downtown:**

- The Committee discussed enhancing and preserving heritage through tools such as Design Review Committee, building height and variation in building frontage widths.

- **Parking Requirements:**

- Discussion around parking included ensuring that accessible parking stalls remain free.
- Phasing in new parking lots with development.
- Continue to explore alternative transportation modes (active and public transportation) to reduce need for more parking spaces.

- **Neighbourhood Zones**

- Discussion around where Accessory Dwelling Units could be permitted and what restrictions would prohibit them from certain areas exist.
- Further details required to understand proposed zoning changes for higher density areas.

5. Next Meeting

a. September 11, 2025

September 11, 2025 – 6:30-8:30pm.

6. Adjournment

July 10, 8:45 p.m.

Approved at the *****, 2025 Planning Advisory Committee Meeting.

As recorded by Lindsay Slade, Community Planner, Town of Wolfville.

DRAFT