

ATTENDING

- Mayor Jodi MacKay
- Deputy Mayor Jennifer Ingham
- Councillor Mike Butler
- Councillor Wendy Elliott
- Councillor Ian Palmeter
- Councillor Kelly van Niekerk
- Councillor Howard Williams
- Acting CAO Laura Morrison
- Recorder Laura Yaroshevskia

ALSO ATTENDING

- Director of Planning & Public Works, Devin Lake
- Senior Planner, Mark Fredericks
- Manager of Community Development, Nick Zamora
- Community Planner, Lindsay Slade
- Manager of Communications & Strategic Initiatives, Barb Shaw
- Manager of IT, David Hopkins
- Manager of Finance, Diana Gibson
- Interested members of the public

CALL TO ORDER

Chair, Mayor MacKay called the Town Council Meeting to order at 6:29pm.

Deputy Mayor Ingham read the Land Acknowledgement.

Agenda Item	Discussion and Decisions
1. Approval of Agenda	10-07-25 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED. CARRIED UNANIMOUSLY
2. Declarations of Conflicts of Interest	• None declared.
3. Approval of Minutes	
a. Town Council Meeting, June 17, 2025	11-07-25 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE TOWN COUNCIL MEETING OF APRIL 15, 2025 BE APPROVED AS CIRCULATED. CARRIED UNANIMOUSLY

Agenda Item	Discussion and Decisions
b. Town Council In Camera Meeting, June 17, 2025	12-07-25 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE TOWN COUNCIL IN CAMERA MEETING OF JUNE 17, 2025 BE APPROVED AS CIRCULATED. CARRIED UNANIMOUSLY
c. Special Joint Council Meetings, June 23 2025	13-07-25 THAT THE MINUTES OF THE SPECIAL JOINT COUNCIL MEETING OF JUNE 23, 2025 BE APPROVED AS CIRCULATED AND/OR AMENDED. CARRIED UNANIMOUSLY
4. Community Events, Occasions & Acknowledgements	• Acknowledge Mayor's son going to the Canada Games. • Last meeting before taking a break in August. • On Friday, Town Hall is open by appointment only. • Concert in the Parks on Sunday. • Theatre happening until September. • Mud Creek Days: Jul 24 Cookout, Jul 25 Street Party, Jul 26 Mudley's Birthday, Jul 26 Waterfront Concert, Jul 27 Summer Concert Series, Jul 27 "Mud Creek Magic" musical. • Thank you to staff for organizing Mud Creek Days.
5. Public Input	• Kim McDonald, 27 Sterling Ave. Resident since 2003. Concern about the Housing Accelerator Fund action plan. Asking new Land Use By-law map to be amended to remove 699 Main Street from the proposed mixed use zone designation and restore it to the original residential designation. Recommendation number 7 proposes replacing the commercial zone C2 with the new mixed-use zone. However, 699 Main Street is currently not a commercial zone. It's a building lot that previously housed a single home and a garage. Could be used for a 4-story residential property with 120 units. Current documents say to rezone commercial to mixed-use and not residential to mixed use. • Would allow construction of a building same as on main street, 4 stories. No formal rezoning applications have been submitted for 699 Main Street, however included in a plan • As it was not in a plan, residents had no concerns. Lot is residential, not commercial. Replacing C2 areas into mixed use

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	zones. Acknowledge the need for housing. Helping to protect the privacy of other residents and match the character. - Abdallah Hassana, Sterling Ave. Questions for the mayor and council. Zoning: when did mayor and council know about the planned nursing home building? How many nursing homes do we need? We already have three. Apparently, the land for the new nursing home is between Wolfville and Greenwich. Seems like the land for the new nursing home has been purchased a long time ago and it will be a 4-story building. Decreasing privacy for the residents around the future nursing home. Looked at 3 things about zoning from Nova Scotia: 1) To ensure compatible land use. Nursing home is built for profit and will be very noisy when built. 2) Providing infrastructure services. Yes. 3) Protecting property. Homes will go down in value because of the new nursing home. Expect the council to look into: 1) buy the property back; 2) make the developers build the property on that land but far away from areas that will create friction; 3) We pay high taxes. How much is the value of our homes going to go down? How much is the piece of mind going to disappear? Car park is going to be busy day and night. - Collin Spencer, 23 Stirling Ave. Worried about it happening without my knowledge [rezoning]. People are concerned, would prefer to be notified of rezoning and development. A 4-story building was planned without public input. Concern that it is rushed through without asking opinions. Disappointed that no opinion was asked. Trying to keep that in mind: it impacts the residents, and their financial situation. Hopefully, the opinion will be given on what is going on.
6. Motions from Committee of the Whole Meeting of July 8, 2025.	
a. RFD 027-2025: Active Transportation – ICIP Funding Implementation	14-07-25 THAT COUNCIL DIRECT STAFF TO WORK WITH THE PROVINCE TO AMEND THE TOWN’S ICIP ACTIVE TRANSPORTATION CONTRIBUTION AGREEMENT (APPROXIMATELY \$3.3 MILLION TOTAL SPEND) TO ADDRESS THE TOPICS NOTED IN RFD 027-2025.

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	CARRIED UNANIMOUSLY
b. RFD 002-2025: Appointment of Code of Conduct Investigator	15-07-25 THAT COUNCIL DIRECT STAFF TO ENTER INTO A STANDING OFFER AGREEMENT WITH JOANNE BROWN AND KBRS TO BE THE TOWN INVESTIGATOR FOR ALLEGED CODE OF CONDUCT FOR MUNICIPAL ELECTED OFFICIALS VIOLATIONS. CARRIED UNANIMOUSLY
c. RFD 029-2025: Uranium Exploration in Annapolis & Hants Counties	16-07-25 WHEREAS IN A LETTER DATED FEBRUARY 11, 2025, MINISTER OF MUNICIPAL AFFAIRS, THE HONOURABLE JOHN LOHR, ASKED THE PROVINCE’S MAYORS AND WARDENS TO SIGNAL THEIR GENERAL SUPPORT FOR RESOURCE DEVELOPMENT AND STATED THAT STEPS TOWARD RESOURCE DEVELOPMENT NEEDED TO BE TAKEN CAREFULLY AND IN CONSULTATION WITH COMMUNITIES; WHEREAS THE PROVINCE OF NOVA SCOTIA REPEALED ITS 45-YEAR BAN ON URANIUM EXPLORATION AND MINING ON MARCH 26, 2025, WITH LIMITED PUBLIC CONSULTATION; WHEREAS THE TOWN OF WOLFVILLE WAS DECLARED A NUCLEAR FREE ZONE IN 1985, REFLECTING OUR COMMUNITY'S LONG-STANDING COMMITMENT TO NUCLEAR-FREE POLICIES; WHEREAS RESIDENTS OF WOLFVILLE HAVE EXPRESSED TO TOWN COUNCIL CONCERN AND OPPOSITION TOWARD URANIUM EXPLORATION IN THE LOCAL AREA AND THE IMPLICATIONS ON THE REGION’S POTABLE WATER, ENVIRONMENT, PUBLIC HEALTH AND TOURISM AND AGRICULTURE ECONOMIES ARE LARGELY UNKNOWN; BE IT RESOLVED THAT THE TOWN OF WOLFVILLE REQUESTS THE PROVINCIAL GOVERNMENT: ENGAGE WITH MUNICIPALITIES, FIRST NATIONS, AND COMMUNITIES SO THEY MAY BECOME MORE INFORMED OF POTENTIAL RISKS AND BENEFITS OF URANIUM EXPLORATION AND PROVIDE INPUT. ENGAGE AN INDEPENDENT STUDY OF THE ENVIRONMENTAL AND PUBLIC HEALTH EFFECTS OF URANIUM EXPLORATION AND MINING

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	AT ALL PROPOSED SITES IN NOVA SCOTIA, INCLUDING THE POTENTIAL EFFECTS ON PRIVATE AND PUBLIC WATER SUPPLIES. CARRIED UNANIMOUSLY
d. RFD 030-2025: Regional Recreation Centre	17-07-25 THAT COUNCIL APPROVE THAT THE TOWN OF WOLFVILLE ENTER INTO NEGOTIATIONS OF AN INTER-MUNICIPAL SERVICES AGREEMENT FOR THE PURPOSES OF DEVELOPING A REGIONAL RECREATION FACILITY, AS PER THE TERMS AND CONDITIONS PRESENTED IN-CAMERA. CARRIED UNANIMOUSLY
e. RFD 031-2025: Reservoir Park Washroom	18-07-25 THAT COUNCIL APPROVES THE BUDGET INCREASE FOR THE RESERVOIR PARK WASHROOM PROJECT FROM \$205,000 TO \$275,000. CARRIED UNANIMOUSLY • The largest Park Wolfville. Used by people a lot. There is a beach and a recreation zone. Potentially a space to have changing rooms. Washrooms are limited from the accessibility perspective and there are currently no changing rooms. The project has been considered for many years. Established a standing agreement with COG Construction - will be a quicker process. Three washrooms, three changing rooms. One accessible washroom and one accessible change room. A 500sq ft covered shade area. Metal roof with timber frame roof structure. • Important to have shade in that area. Meets National Code Building Accessibility Standards. • Location right next to the beach, on the place of the current washrooms. • Timeline is 45-50 days of work. Could start as early as next week. Would be built by the end of September. • Town staff will install sewer water connections; however the park entrance will remain accessible to the public.

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INFORMATION REPORTS	
IR 018-2025 – Housing Accelerator Fund Action Plan Update	• Tristan Cleveland from Happy Cities supported the presentation. • The Housing Accelerator fund agreement with the Federal Government was entered into in February 2024 in response to increasing housing needs in Town. • The action plan recommendations are currently high level to be completed through a review of the Municipal Planning Strategy and the Land Use Bylaw. • Four Public Engagement sessions have already taken place. <i>Discussion/Comments</i> Heritage: • Heritage and character are 2 different things (both important). • Awareness of accessibility needs for the protected heritage buildings. Heritage preservation is about preserving the exterior/façade of the buildings. Accessibility upgrades are mostly made to the interior. Separate funding needed for accessibility updates. • Owners of the building who accepted heritage protection know about the protection. • Formal protection vs design guidelines could become an issue. • Development agreement process could still be required • Next step: ◦ Speaking to the owners of the buildings for heritage protection. To come back with more details. Downtown Growth: • Expansion of C1 plan was generally well-received; could be expanded along Prospect and Gaspereau. • Larger set-backs requirements were questioned. Larger setbacks may be allowed but not required. Additional rules

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	make it challenging to navigate and will potentially make it more challenging for development. • Note that not all properties will be able to have setbacks. • Note that single family homes need to be maintained. • Next steps: ○ Presenters to come back with more details and examples of setbacks. ○ Documents need to be easy-to-read, acronyms spelled out. Height Limits: • Not a lot of support for 6-storeys in Downtown. • View corridors: 2 viewing zones defined under proposal. Developers would need to report how they preserve the view if building around them. • Concern was raised that the Housing Accelerator Fund has put a lot of restrictions on the Town. • Other areas where 6 storeys are proposed; near the rail line, the Cavanaugh property, the old garage and some properties along Elm Ave. Not much support for 6 storeys in these areas, but helpful to see what it could look like. • Next steps: ○ To bring back examples of how 6-storey buildings would look like on Acadia-owned land, in collaboration with Acadia staff. ○ Different views between 4 versus 6. ○ Staff to bring back a few options on the area to look at 6 storeys. Parking: • Not opposed to paid parking • New parking lot needs to be timed with building new housing to not pave over farmland without . • Abundant parking is required for further development. • Use money from paid parking to pay for enforcement. • Next steps:

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	○ Bring back parking requirements. ○ New Parking: how much money is paid parking going to generate? To bring back numbers from Acadia's paid parking. Neighborhood Zoning: • Restricted overlay: number of units allowed goes from 4 to 2. • Discussion about whether Residential Zone 1 should allow home-based business, Airbnb? • Relationship of land and residential restrictions: size of land matters. Cannot fit more units on the land if they do not physically fit. • Other regulations: setbacks. • Put another unit as of right: still need to file documents and get approval from the Town. Secondary suits have been allowed for a long time. • Next steps: ○ Bring back with more details: permit data, properties have limitations. Medium & High Density Residential & Mixed Use Zones: • Residential High Density at top of hill have multi family building rights. • Property at other Kenny Lands is included in full summary map, no change proposed there. Through secondary plan it's mixed use. Mix of medium and low-density housing. • Zones do allow with size restriction for some commercial use of ground floor. • No direction on mixed use zones, they were all C2 previously. • 699 Main Street - property has been sold recently and Provincial government is looking to build more nursing homes. • Planning staff look at zoning on a property and what potential there is. What can they do now under existing zoning and what can they do with their holdings? No

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	application for a building on that site. Staff heard the concerns tonight. • Staff is meeting with people to assess the properties, what can be done under the existing zoning. Bring back to council: why are buildings going from C2 to mixed zone, what can be built on them , what are the implications for neighbours. • Next steps: ○ Adjacent property owned by Wolfville Nursing Home – no definitive concepts on that – staff will look more closely at that issue and bring back information for Council. ○ Remove current zoning table. ○ Show details of what these look like. Why C2 to mixed use- what can you do on mixed use, what is beside those to see what impacts they have on their neighbours. Short-Term Rentals: • Short-term rentals in C1 zone are already allowed. • STR is happening in R1 informally – helps people afford housing. • Allowing units for housing is different than allowing them for short-term rentals. • Next steps: ○ Potential need for revision of regulations for the new R1 and other places (for short-term rentals). ○ Council requires more details to continue discussion. ○ Directional move about short-term rentals in the next package. • Communications: • Next steps: ○ Level up communications for next round. Sending letters and plain language pamphlets with a zoning map in the past has been successful. ○ Once in Public Hearing stage it will be at the will of council to move it forward. ○ Look at workshop or Special Meeting

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	○ Formal recommendations to come from PAC to council. ○ Early October for this information to come back. ○ Update project timeline and Wolfville Blooms site.
7. Adjournment of Regular Meeting	19-07-25 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING ADJOURN AT 8:51PM

Approved by Council Motion 15-09-25, September 2025

As recorded by Laura Yaroshevskaya, Administrative Assistant