



# Planning Advisory Committee Meeting

October 9, 2025

6:30 p.m.

Hybrid - In-person (Council Chambers) and Teams

## Agenda

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### Call to Order

#### 1. Approval of Agenda

#### 2. Approval of Minutes

- a. Planning Advisory Committee Meeting, September 11, 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. Acadia Chapter of the Implementation Framework – Overview
- b. Draft Planning Documents Overview
- c. Questions and Discussion



**5. Round Table**

**6. Next Meeting**

- a. November 13, 2025 6:30-8:30 PM.

**7. Adjournment**

#### **ATTENDING**

- Mayor Jodi MacKay, Chair
- Councillor Wendy Elliot
- Deputy Mayor Jennifer Ingham
- Councillor Kelly van Niekerk
- Beverly Boyd
- Michael Martin
- Jason Hall
- Alan Howell

#### **ABSENT WITH REGRETS**

- Caroline Whitby

#### **ALSO ATTENDING**

- Director of Planning and Public Works, Devin Lake
- Community Planner, Lindsay Slade
- Senior Planner, Mark Fredericks
- Glenn Horne, CAO

#### **MEMBERS OF THE PUBLIC**

#### **CALL TO ORDER**

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

<b>Agenda Item</b>	<b>Discussion and Decisions</b>
<b>1. Approval of Agenda</b>	<b>IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED</b>  <b>CARRIED</b>
<b>2. Approval of Minutes</b>	<b>IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF July 2025 BE APPROVED AS CIRCULATED.</b>  <b>CARRIED</b>
<b>3. Public Input</b>	<b>No public input</b>
<b>4. New Business:</b>	<b>Staff Presentation (Devin Lake)</b>

Agenda Item	Discussion and Decisions
a. Housing Accelerator Fund Action Plan Progress Check-in	<ul style="list-style-type: none"><li>• Staff outlined progress, noting unit targets are being met. Draft Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) are expected in October.</li><li>• <b>Zoning (R1 / Low Density):</b> Committee discussed permitting two units per lot, including accessory dwelling units (ADUs). Concerns raised around lot size, setbacks, privacy, and stormwater impacts.</li><li>• <b>Neighbourhood Commercial:</b> Staff presented options for small-scale commercial uses in residential areas.</li><li>• <b>Parking:</b> Direction to reduce/eliminate minimum parking requirements, while maintaining accessibility, bicycle, and landscaping standards.</li><li>• <b>Design &amp; Heritage:</b> Continued importance of design guidelines. Potential for future heritage study to clarify protections.</li><li>• <b>Acadia Collaboration:</b> Preliminary concepts shared for possible development on Acadia-owned lands (Subway lot, President's Field).</li></ul>
b. Zoning Map Workshop	<ul style="list-style-type: none"><li>• The Committee members were invited to examine draft zoning maps.</li></ul>
5. Next Meeting	
a. September 11, 2025	October 9, 2025 – 6:30-8:30pm.
6. Adjournment	September 11, 8:45 p.m.

Approved at the \*\*\*\*\*, 2025 Planning Advisory Committee Meeting.  
As recorded by Lindsay Slade, Community Planner, Town of Wolfville.