



Planning Advisory Committee Meeting

November 13, 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, October 9, 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. **Presentation on What We Heard during the HAF Implementation Planning Document Review Open Houses – Jacob Ritchie (Fathom Studio)**



- i. Discussion and consideration of Draft Planning Documents**
- ii. Motion to Council from PAC on the Housing Accelerator Fund Action Plan Implementation**

5. Round Table

6. Next Meeting

- a. December 11, 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
- Jason Hall
- Caroline Whitby

ABSENT WITH REGRETS

- Alan Howell
- Michael Martin

ALSO ATTENDING

- Director of Planning and Public Works, Devin Lake
- Community Planner, Lindsay Slade
- Senior Planner, Mark Fredericks
- Fathom Studio Consultant, Jacob Ritchie
- Happy Cities Consultant, Tristan Cleveland
- Councillor Mike Butler
- Councillor Ian Palmeter

MEMBERS OF THE PUBLIC

- Isabel Madeira-Voss, Linden Ave

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 September 2025 BE APPROVED AS CIRCULATED. | CARRIED |
| 3. Public Input | No public input | |

Agenda Item	Discussion and Decisions
4. New Business:	Presentation – Jacob Ritchie (Fathom Studio) and Tristan Cleveland (Happy Cities)
a. Overview of Acadia chapter of Housing Accelerator Fund Implementation Framework	• Acadia University Developments: • Potential developments on Acadia lands discussed, including revenue opportunities and community impact.
b. Draft Planning Documents overview	• Project Timeline and Next Steps: • Community engagement sessions scheduled for late October. • PAC meeting in November to focus on recommendations. • Regulatory Updates: • Simplification of zoning maps and land use designations. • New heritage and placemaking strategies for downtown areas. • Proposed changes to zoning and building regulations, focusing on simplification and community impact.
5. Next Meeting	November 13, 2025 – 6:30-8:30pm.
a. November 13, 2025	
6. Adjournment	October 9, 8:30 p.m.

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



Title: Housing Accelerator Fund Implementation
Date: 2025-10-31
Prepared by: Lindsay Slade
Contributors: Devin Lake

SUMMARY

Housing Accelerator Fund and Plan Review Implementation

The Town is continuing to work on implementing the Housing Accelerator Fund Action Plan. Four Open Houses to share draft documents following public engagement and PAC and Council direction occurred on October 29th and 30th. The purpose of these events was to share a version of the Municipal Planning Documents with the community that reflects both the Housing Accelerator Fund Action Plan and the input from Planning Advisory Committee, Council and the public gathered over several months.

Background and process-to-date can be found at www.wolfvilleblooms.ca/hafimplementation

In general, the draft documents and proposed changes have received mixed feedback. The majority of changes to the documents (Municipal Planning Strategy and Land Use By-law) have been well received; however, there remain areas where Council may want to consider further revision.

The purpose of the November meeting is to identify areas where PAC members are concerned, and ideas they would like to have Council give further consideration to. Note that it is not feasible to find detailed solutions for every concern in this meeting, and the HAF deadline is fast approaching. The PAC has played an integral role in this process to-date. As we near completion Staff and Council will work out the detailed solutions, which is appropriate, as Council is responsible for decision making and is accountable to the public and overall management of the Town. Today, PAC will conclude their role with this file by making a recommendation that flags concerns for Staff and Council to address before the documents are adopted.

Staff are suggesting the following DRAFT motion from the Planning Advisory Committee (PAC) to Council (to be updated and finalized during the meeting):



Title: Housing Accelerator Fund Implementation

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Contributors: Devin Lake

DRAFT MOTION:

That PAC recommend to Council the implementation of the Housing Accelerator Fund Action Plan and other changes found in the Draft Planning Documents (Municipal Planning Strategy and Land Use By-law), subject to further consideration of:

- Certain site-specific zoning issues where change may be warranted
- Building Height in the Downtown
- RL-R and RL Zoning
- Parking requirements
- Zoning Transition areas (where one zone meets another)
- Mixed Use Zone application and regulation
- Extents of Downtown Zone
- Design Guidelines (applying them in other areas of Town at a certain scale)
- ***

*** This is not a complete list. The Planning Advisory Committee will have other areas that they will want Council to give further consideration to.



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1) LEGISLATIVE AUTHORITY

The Municipal Government Act provides Council the authority to create and amend planning documents.

2) STAFF RECOMMENDATION

Staff are recommending that the Planning Advisory Committee's concerns be captured and passed on to Council for further consideration and refinement of the documents.

3) REFERENCES AND ATTACHMENTS

- [Wolfville Blooms](#)
 - a. Implementation Framework Package 3 – linked
 - b. Housing Need Assessment – linked
- [July 22nd Committee of the Whole Agenda Package](#)
- What We Heard summary (Attachment 1)
- Backgrounder Document (Attachment 2)

4) DISCUSSION

Overview

Staff and consultants have been working with the PAC and Council to implement the Housing Accelerator Fund (HAF) Action Plan for approximately 2 years. This Action Plan is being implemented through the Draft Municipal Planning Documents (MPS and LUB), which enables the implementation of the Action Plan, and makes housekeeping revisions to our Planning Documents. Municipal Planning Documents must be reviewed every few years to ensure they accurately reflect conditions of the day. The last Plan Review concluded in 2020, and much about our Town (and world) has changed since then.

The draft documents were shared during four Open House events that occurred on October 29 and 30th at the Wolfville Legion and have been revised to reflect the Action Plan as well as PAC, Council and public feedback. These documents reflect a 90% finished version of the documents, recognizing that Council will provide direction on making revisions to the documents before they are adopted.

Staff and consultants have tried to move through an iterative process with the community, Planning Advisory Committee, and Council by presenting opportunities for feedback and direction on growth



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scenarios (high, medium, or low growth) in May 2025 at Open House events. The bulk of feedback suggested that a low-growth scenario was most palatable.

At the July 22nd Committee of the Whole meeting, Staff obtained direction from Council on several recommendations coming out of the May Open Houses for how the low growth scenario should be implemented. The direction provided at this time has informed the documents as shown today.

For the November Meeting

The purpose of the November meeting is to identify areas where PAC members are concerned, and ideas they would like to have Council give further consideration to. Note that it is not feasible to find detailed solutions for every concern in this meeting, and the HAF deadline is fast approaching.

The PAC has played an integral role in this process to-date. As we near completion Staff and Council will work out the detailed solutions, which is appropriate, as Council is responsible for decision making and accountable to the public and overall management of the Town. Today, PAC will conclude their role by making a recommendation that flags concerns for Staff and Council to address before the documents are adopted.

Preliminary Issue Identification

While much of the feedback from the Open Houses suggest that the draft documents are successfully incorporating the feedback received to date, a few key adjustments may be required on the following matters (and others identified by the PAC):

Land Use Bylaw:

- **Approval processes and the Process Improvement** – Through the HAF, the Town has agreed to apply appropriate approval tracks (as-of-right, site plan and development agreement) for certain uses, and reduce administrative burden for uses which are known to be needed (as identified in the Housing Needs Assessment). Some of the approval tracks for certain uses or buildings over a certain size may need revision.
- **Low-Density Residential (R-1) / Residential Low Density – Restricted (RL-R)** - The Town has committed to enabling more than one dwelling unit as-of-right in the existing R-1 zone. The draft documents include options for either an internal conversion to add a dwelling unit (ex. Basement suite), or a detached accessory dwelling unit (ex. Garden suite), to enable a maximum of two dwelling units per lot in this zone, subject to conditions.



Title: Housing Accelerator Fund Implementation

Date: 2025-10-31

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- **Building Height** – Through the HAF the Town has committed to increasing building height in the Downtown. Currently, Staff are proposing enabling 4 stories through Site Plan Approval rather than Development Agreement. This is actually maintaining the current height requirement but changing the approval mechanism. Council provided feedback to not consider 6 stories in the downtown at their July meeting.
- **Zoning Map and Development Rights** – The boundaries of existing zones have remained largely in-tact, despite the proposed zoning changes for each zone. The zoning boundaries may require fine tuning to ensure that properties are zoned in a way that compliments the surrounding context. The boundary of the Downtown Zone has been expanded to include areas in the core that are currently zoned residential. Some refinements to this new Downtown boundary may be required.
- **Transition areas where two zones meet** – To reduce the impact of certain zones on neighbouring lots of another zone, enhanced requirements may need to be explored (Example, where the Mixed Use Zone abuts residential zones).
- **Design Guidelines** – To support growth in a manner that is sympathetic to existing buildings, the Design Guidelines are proposed to be updated to reflect current practice and the success of the design review working group. Part of this discussion also brought forward the recommendation to undertake a future heritage study. Extending the Design Guidelines outside of the prescribed area to apply to buildings of a certain scale may be explored to ensure larger buildings fit the general character of other buildings in Wolfville.

Municipal Planning Strategy Amendments:

- **Transportation/Mobility** (Parking, Traffic, Microtransit, AT) – concerns with existing traffic and traffic resulting from growth are concerns. The Town is taking on a traffic study to understand options to reduce impact on Main Street. Through the HAF, the Town has committed to reducing parking requirements in the Land Use Bylaw. The Town is also exploring a microtransit system to encourage transportation without the use of private vehicles in town, and is investing in an Active Transportation Network to improve access and safety for both motorists and those partaking in active modes of transportation. The draft documents do not include parking requirements; however, standards have been included and there may be areas (specific land uses) where Council wants more information on a parking requirement.

Lead with care, creativity and purpose – honour our past, enrich our present, and shape a resilient future



Title: Housing Accelerator Fund Implementation

Date: 2025-10-31

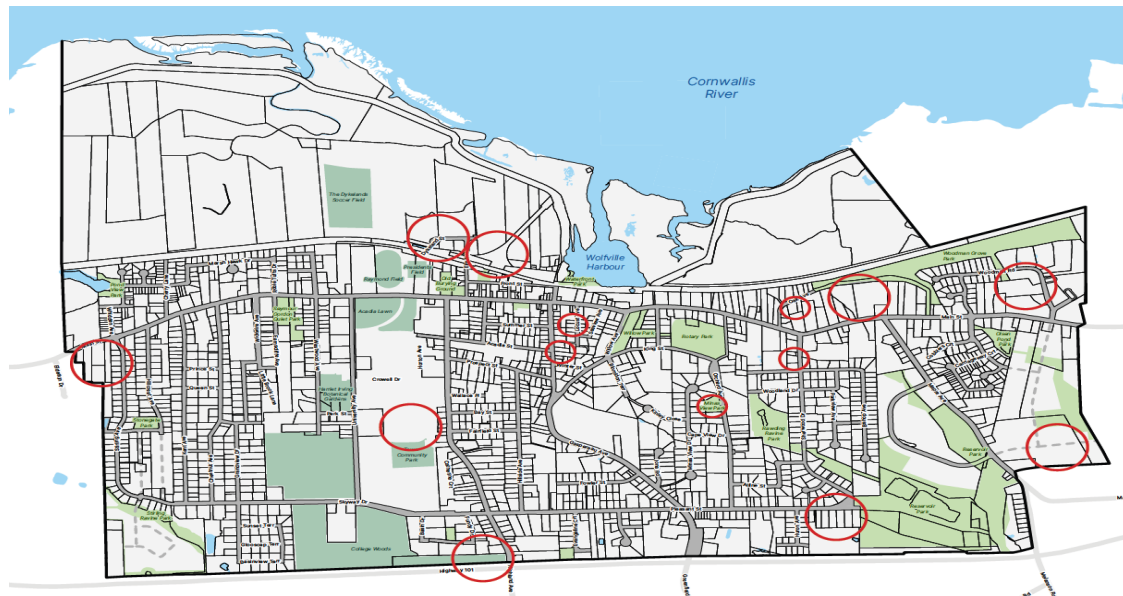
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- **Other Municipal Planning Strategy Updates:** Updates to enable the HAF implementation are mostly contained in the Downtown and Neighbourhood sections of the MPS; however, other updates have been brought in or will be proposed while we update the documents – including the Parks and Recreation chapter, Mobility chapter, Community profile and other housekeeping matters.

Some site-specific areas may require revision, shown on the map below. Other sites not shown on this map may also require changes.

Preliminary Issue Identification Map (to be revised with future PAC feedback):



Next Steps:

PAC will make a recommendation to Council at the November meeting. In December, Council will consider this recommendation and advise on which areas they require revision, more information, or other action. Staff will then work to incorporate Council's feedback. Council may want a second meeting to consider more information on certain issues. Once Council provides their final direction(s), Staff will need time with consultants to make changes to the documents and do final edits.



Title: Housing Accelerator Fund Implementation

Date: 2025-10-31

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The legislative process to adopt the new documents will then begin when Council gives the updated draft documents First Reading. First Reading will be followed by an advertising period for a public hearing, which will be the public's final opportunity to speak on the record regarding the updated draft documents. Council will then give Second Reading/a final decision and adopt the new documents. The final documents will then be submitted to the Province for review and final approval before they are administered and used by the Town.

5) FINANCIAL IMPLICATIONS

An update on the HAF budget expenditures and future spending will be provided to Council in December.

6) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

All of the 2025-2029 Strategic Priorities are relevant to the Planning Document Review:

- **Fiscal Responsibility:** *Ensure organizational sustainability and deliver public services using sound financial decision-making, through:*
 - 1) *Asset Management: Collect accurate and timely data to make informed decisions that inspire trust and confidence.*
 - 2) *Community Focus: Make Investments in public services reflective of community need*
 - 3) *Financial Planning and Management: Collect, administer, and manage funds in a transparent manner.*
- **Prosperous Economy:** *Foster a diverse and resilient local economy that supports entrepreneurship, innovation, sustainable development, and contributes to a vibrant community, through:*
 - 1) *Holistic Planning: Municipal Planning Strategy and development processes that enables investment, foster multiple and complementary uses of property, and supports a growing population.*
 - 2) *Partnerships: Foster partnerships that promote Wolfville and create value.*
 - 3) *Placemaking for a Vibrant Community: Enhancing public spaces to support community connections.*
 - 4) *Event Attraction: Positioning Wolfville as an inclusive, supportive partner for events*
- **Inclusive Community:** *Build a safe and inclusive community and be a leader in meaningful engagement, through:*



Title: Housing Accelerator Fund Implementation

Date: 2025-10-31

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- 1) *Inclusivity: Nurture a sense of belonging for all.*
- 2) *Engagement: Listen and provide opportunities for the community to participate.*
- 3) *Safety: Keep our community safe and supported with our partners.*
- **Sustainable Environment:** *Lead climate action through integrated mobility and environmental protection, through:*
 - 1) *Climate Action: Reduce emissions and prepare for the impacts of climate change.*
 - 2) *Environmental Protection: Protect and sustain our natural assets and biodiversity.*
 - 3) *Mitigating emissions: Lead and influence through programs and education.*
 - 4) *Integrated Mobility: Determine alternative options for moving around the Town for all ages and abilities.*

7) COMMUNICATION REQUIREMENTS

See next steps above.

8) ALTERNATIVE

The Planning Advisory Committee is being asked to provide a recommendation to Council – there can be multiple aspects to the recommendation and the motion is flexible to allow for amendment.



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ATTACHMENTS

ATTACHMENT A: WHAT WE HEARD

Summary of What We Heard at the October Open Houses

A significant effort was placed on communicating the Open Houses to all community members in Town. Brochures were hand delivered to all addresses in Town, a full-page advertisement was placed in the Grapevine Newspaper, posters were hung at several public locations, social media advertisements were posted, events listings were available on Wolfville.ca, electronic versions were sent to those registered for electronic water bills and several listservs were encouraged to share the events with their members.

Over 200 community members attended one of the four open houses. A wide range of feedback and opinion was received, emphasizing the challenge in adopting town-wide planning policies and bylaws in a community with a diversity of lived-experiences. This report is a summary of feedback that Staff, Council and Consultants heard during the open houses. This summary is an overview and captures the general comments from all points of view, as a result, some detail may not be captured.

Parking and Transportation:

- Concerns around parking availability, especially for seniors and in the downtown was a common issue raised.
- Vehicle volume and speed along Main Street was a common issue raised.
- There was some concern heard around the potential impacts of removing parking minimums
- Mixed feedback around the bicycle bollards was heard.
- Traffic calming and improved parking management, particularly during peak tourist seasons, were suggested, as well as the need for more accessible parking in the downtown.

Housing and Residential Zoning:

- Residents expressed mixed feelings about changes in low-density zones (R1), with some supporting accessory dwelling units (ADUs) for aging parents, children, or as a revenue stream, and others not wanting renters in their neighbourhoods or new structures in backyards.



Title: Housing Accelerator Fund Implementation

Date: 2025-10-31

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- Some residents in R-2 lands feel the proposed change to allow 4 units is too much of a difference from current zoning and would like information on what lots this would be feasible on.
- Some feel that the higher density zones are subject to significantly more change than R1 and feel it is unfair.
- Some asked how the Town can support more co-op and affordable housing options, and suggested that affordable and non-market housing should be located in the flat area of Town to improve accessibility.
- Some are concerned about being in a zone that abuts another zone with greater development rights due to factors like building height.
- There was some concern around the extension of the Downtown boundary along a section of Gaspereau Avenue and how this may not encourage more housing.
- The Orchard Avenue park should not be rezoned to enable housing.
- Some residents in the R-1 zone expressed frustration that they could not have a short-term rental while residing in the primary dwelling in R1 lands.
- Specific rezoning questions were received around R-1 lands that abut higher density zones.
- Some stated that not all seniors are looking for apartment living and there should be options like backyard suites, or semi-detached options.
- Student specific housing units should be built near campus.

Community Character and Heritage:

- Concerns were expressed about maintaining Wolfville's small-town feel amidst development changes.
- Participants appreciated efforts to preserve heritage and historic site lines through the Design Guidelines and other tools.
- Some multi-unit residential dwellings in Town are not well maintained and can be noisy – this should be addressed.
- Some feel the architectural style of some multi-unit dwellings in Town don't compliment the surrounding buildings.
- Some oppose a 4-storey building height in the Downtown, others support higher storeys.
- There was some concern around the rate in which Wolfville is growing.
- Some stated that they like the gentle density approach to neighbourhood zoning.
- Some like the idea of limiting the width of buildings on Main Street to maintain eclectic look of the downtown.



Title: Housing Accelerator Fund Implementation

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Infrastructure and Environmental Concerns:

- Some residents were concerned about flood risks from new developments, despite infrastructure upgrades.
- There was a call for improved sidewalk maintenance and safer street conditions for pedestrians and cyclists.
- The Town should attend to any infrastructure upgrades (roads, sidewalks, sewer, stormwater, parking, etc) prior to enabling much more growth.

Mixed-Use and Commercial Uses:

- Opinions varied on the extent and nature of mixed-use zoning, with some advocating for more commercial spaces and others concerned about the impact on residential areas, particularly along Gaspereau Avenue and on west Main Street.

Event Feedback:

The open house format was well-received, with many attendees appreciating the opportunity to express their views and learn about the potential impacts of proposed changes. The discussions highlighted diverse perspectives on managing growth, balancing development with community needs, and ensuring sustainable and inclusive planning in Wolfville.

Some attendees anticipated a presentation. Staff will better describe the function of open houses for any future events to ensure guests know what to expect. A few chairs were provided for seating, however, to foster a more inclusive and comfortable environment, more will be available at future meetings.



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ATTACHMENT 2 – BACKGROUND SUMMARY

As a refresher, the Low, Medium and High Growth Scenarios (linked here [HAF Action Plan Implementation Framework Package 1](#)) are shown below. What is enabled in the current zoning is shown in orange, with proposed amendments in yellow. **Note: changes now being proposed most closely reflect the low growth scenario, though further revisions have been made since these were created. The current proposed zoning and permitted uses are shown below in the Permitted Use Tables.**

High Growth Scenario:

FIGURE 1.8 Scenario 3 Zoning showing existing and proposed number of units

Existing Zones		R1	R-LD4	R2	R3	R4	R-LR	R-MDU	R-MU
Combined into:									
Proposed Zones		RL				RM			
Existing	As-of-Right	1 unit	1 unit	2 units	1-2 units	2 units			
	Site Plan				3-8 units	18 upa	50 units	120 units	
	Dev. Agreement				16 upa	24 upa	+ 5 upa	+ 5 upa	120 units
Proposed	As-of-Right	4 units				8 units			
	Site Plan	by schedule up to 16 upa				120 units			
	Dev. Agreement					150 units			

Medium Growth Scenario:

PLANNING ADVISORY COMMITTEE REQUEST FOR MOTION TO COUNCIL



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FIGURE 1.4 Scenario 2 Zoning showing existing and proposed number of units

Existing Zones		R1	R-LD4	R2	R3	R4	R-LR	R-MDU	R-MU
Combined into:									
Proposed Zones		RL			RM			RH	
Existing	As-of-Right	1 unit	1 unit	2 units	1-2 units	2 units			
	Site Plan				3-8 units	18 upa	50 units	120 units	
	Dev. Agreement				16 upa	24 upa	+ 5 upa	+ 5 upa	120 units
Proposed	As-of-Right	4 units			8 units				
	Site Plan	8 units			60 units			120 units	
	Dev. Agreement				80 units			150 units	

Low Growth Scenario

FIGURE 1.2 Scenario 1 Zoning showing existing and proposed number of units

Zones		R1	R2	R-LD4	R3	R4	R-LR	R-MDU	R-MU
Combined into:									
Proposed Zones		RL Restricted	RL		R3	R4	R-LR	R-MDU	R-MU
Existing	As-of-Right	1 unit	2 units	4 unit	1-2 units	2 units			
	Site Plan				3-8 units	18 upa	50 units	120 units	
	Dev. Agreement				16 upa	24 upa	+ 5 upa	+ 5 upa	120 units
Proposed	As-of-Right	2 units	4 units		2-4 units	2 units			
	Site Plan				16 units	32 upa	60 units	120 units	120 units
	Dev. Agreement				32 upa	48 upa	+ 5 upa	+ 5 upa	150 units

The Low Growth scenario most closely resembles the amendments in the Draft Planning Documents, summarized in the green and blue table below. The proposed Permitted Use Table in the draft Land Use Bylaw is shown below to illustrate how the recommendations and feedback to date have been incorporated into the draft documents. The current Permitted Neighbourhood Use Tables can be found on page 49 of the LUB [here](#).

PLANNING ADVISORY COMMITTEE REQUEST FOR MOTION TO COUNCIL



Title: Housing Accelerator Fund Implementation

Date: 2025-10-31

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Proposed zoning:

Zones		R1	R2	R-LD4	R3	R-LR	R4	R-MDU	R-MU
Combined into:									
Proposed Zones		R-LR	RL		RM		RH		MU
Existing	As-of-Right	1 unit	2 units	4 units	1-2 units		2 units		
	Site Plan				3-8 units	50 units	18 upa	120 units	
	Dev Agreement				16 upa	+5 upa	24 upa	+5 upa	120 units
Proposed	As-of-Right	2 unit*	1-4 units		1-6 units		2-6 units		1-6 units
	Site Plan				60 units		12-120 units		12-60 units
	Dev Agreement								

*2nd unit must be either an internal conversion to add 1 unit, or a detached backyard accessory dwelling unit, provided it meets the conditions of the LUB.

PLANNING ADVISORY COMMITTEE REQUEST FOR MOTION TO COUNCIL



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Proposed Permitted Use Table – Neighbourhood Zones

TABLE 8.1 Neighbourhood Land Use Table

APPROVAL PROCESS:

P = Permitted as-of-right,

PC = Permitted with Conditions

SP = Site Plan Approval

DA = Development Agreement

- = Not Permitted

Residential Uses	RL-R	RL	RM	RH	MU
Additions	P	P	P	P	P
Accessory Dwelling Unit – Detached	PC	PC	PC	PC	PC
Accessory Dwelling Unit – Internal	PC	PC	PC	PC	PC
Dwelling, Single	P	P	P	-	P
Dwelling, Two Unit	-	P	P	P	P
Dwelling, Townhouse (maximum 4 units)	-	PC	P	P	P
Dwelling, Multi-unit (maximum units)	-	PC	P	P	P
Townhouse up to 6 consecutive units	-	-	P	P	P
Stacked Townhouse up to 6 consecutive units (12 total units)	-	-	SP	SP	SP
Dwelling, Multi-unit (60 units)	-	-	SP	SP	SP
Dwelling, Multi-unit (120 units)	-	-	-	SP	-
Cluster Housing	-	DA	SP	SP	SP
Existing	P	P	P	P	P
Home Occupation – Restricted (under 50 square metres)	PC	PC	PC	PC	PC
Home Based Business (Arts and Crafts Workshop, Catering Establishments, Daycares up to seven children/persons, Online/Digital Sales, Offices, Studios, Short Term Rentals maximum of 3 rental rooms) under 80 square metres	-	PC	PC	PC	PC
Innovative Housing	-	DA	DA	DA	DA
Parks and Playgrounds, Public Washrooms, Community Gardens, & Historic Sites	P	P	P	P	P

PLANNING ADVISORY COMMITTEE REQUEST FOR MOTION TO COUNCIL



Title: Housing Accelerator Fund Implementation

Date: 2025-10-31

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Neighbourhood Commercial Uses	RL-R	RL	RM	RH	MU
Art Galleries & Studios	-	-	-	DA	SP
Bakeries	-	-	-	-	SP
Catering Establishment (over 80 square metres)	-	-	-	-	SP
Commercial Schools	-	DA	-	DA	P
Craft Workshops under 80 square metres	-	-	-	DA	SP
Daycare Facilities	-	PC	PC	PC	PC
Farm Markets	-	-	-	P	P
Home Based Commercial (under 120 square metres)	-	PC	PC	P	SP
Hostels	-	-	-	-	SP
Hotels	-	-	-	-	SP
Institutional Uses	-	-	-	P	SP
Laundromats	-	-	-	P	SP
Medical Clinics	-	-	-	P	SP
Nano-Brewery (See Special Provisions in the MU zone)	-	-	-	DA	SP
Neighbourhood cafe (under 120 square metres)	-	PC	PC	PC	PC
Neighbourhood Commercial up to 40% of Groundfloor of a multi unit building	-	-	-	SP	-
Neighbourhood Commercial up to 100% of Groundfloor of a multi unit building	-	-	-	SP	-
Nursing Homes	-	-	-	P	SP
Offices & Professional Services	-	-	-	P	SP
Personal Services	-	-	-	P	P
Residential Care Facility	-	PC	PC	PC	PC
Short Term Rentals	-	PC	PC	PC	PC
Single Room Occupancy (4 or more rental rooms)	-	PC	PC	PC	PC
Stand Alone Parking Lots and Structures	-	-	-	-	-
Tasting Rooms (See Special Provisions in the MU zone)	-	-	-	DA	SP



Title: Housing Accelerator Fund Implementation

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Summary of Proposed Zoning Changes:

Staff have attempted to reduce the number of zones in Town to alleviate complications and administrative burdens when an excessive number of zones exist that enable similar uses. Staff are proposing to move ahead with 4 residential zones, instead of the 7 existing residential zones. A key focus of our HAF Action Plan is simplification and process improvement.

- **Low Density Zoning**

- Residential Low Density-Restricted (RL-R) is proposed to include all R1 properties. The R-1 zone currently enables only 1 single family dwelling per lot. The RL-R zone proposes to enable up to two units permitted as-of-right with conditions. The second unit can be either an internal conversion to add 1 unit (ex. Granny suite) or a detached accessory dwelling unit (ex. Garden suite) to a maximum of 2 units per lot. Adding a second entrance to the front facade is not permitted, nor are duplexes. This amendment is a key HAF Action Plan item and there is no opportunity within the HAF agreement to not enable 2 units in this zone.
- Residential Low Density (RL) includes all R2 and R-LD4 properties and is proposed to allow up to 4 units from 2 currently.

- **Medium Density Zoning**

- Residential Medium Density (RM) now includes the Medium Residential (R3) zone and Medium Density Residential Low-Rise (RLR) zone. Currently up to 8 units are permitted in R3 by site plan, or 16 by development agreement, and 50 by site plan in RLR. The RM zone proposes up to 60 units by site plan.

- **High Density Zoning**

- Residential High Density (RH) includes all High Density Residential (R4), and High Density Residential – Multi Unit Dwelling (R-MDU) lands. The R4 zone currently allows up to 18 units by site plan or 24 per acre by development agreement, and the R-MDU zone allows up to 120 units by site plan. The proposed RH zone allows up to 120 units by site plan.

- **Commercial Zoning**

- Mixed Use Zone has been applied to current Neighbourhood Commercial (C2) lands outside of the core area.



Title: Housing Accelerator Fund Implementation

Date: 2025-10-31

Prepared by: Lindsay Slade

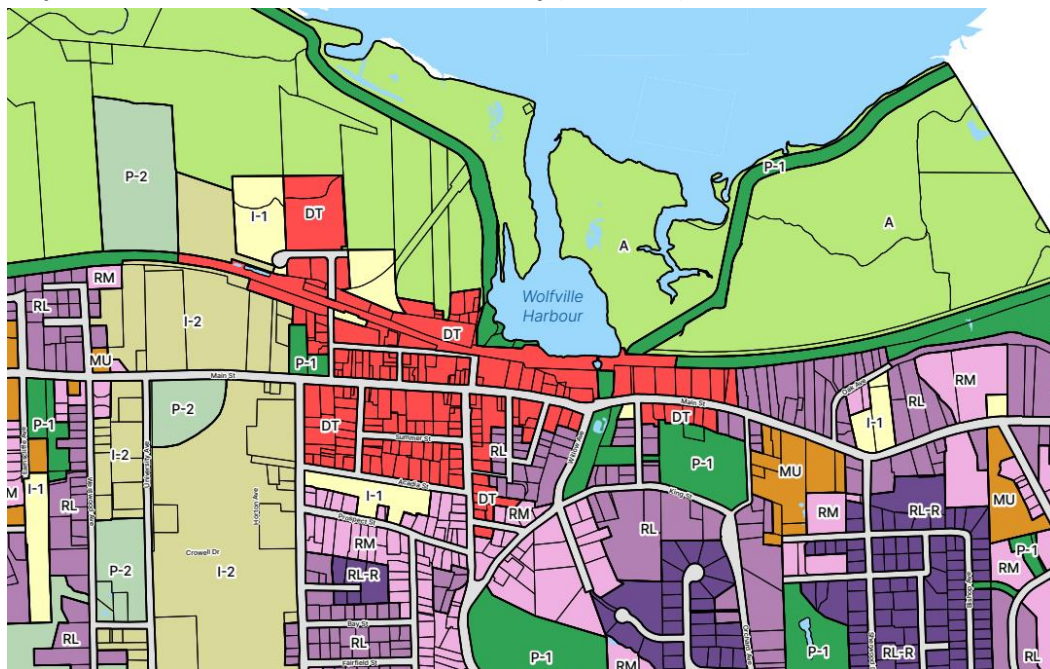
Contributors: Devin Lake

- Downtown zone has been applied to Core Commercial (C1) Neighbourhood Commercial (C2) and Core Commercial – Large Format (C3) lands in the core, and some of the residential areas in the core, example the northern part of Gaspereau Ave.
- Staff are proposing to expand the Downtown boundary to include a portion of Gaspereau Ave, Acadia Street and Summer Street, and the rail corridor and Wolfville Harbour. These three areas each have an overlay zone that restrict certain types of uses.

Proposed Downtown Zone:

Staff are suggesting that the Core Commercial (C-1), Core Commercial - Large Format (C-3) and Neighbourhood Commercial (C-2) lands within the core area be zoned Downtown (DT). The extend of the proposed DT boundary, built form standards, intent and overlay zones for the DT zone are shown below:

Proposed extent of the Downtown Boundary (red areas)





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Built Form Standards from Draft LUB.

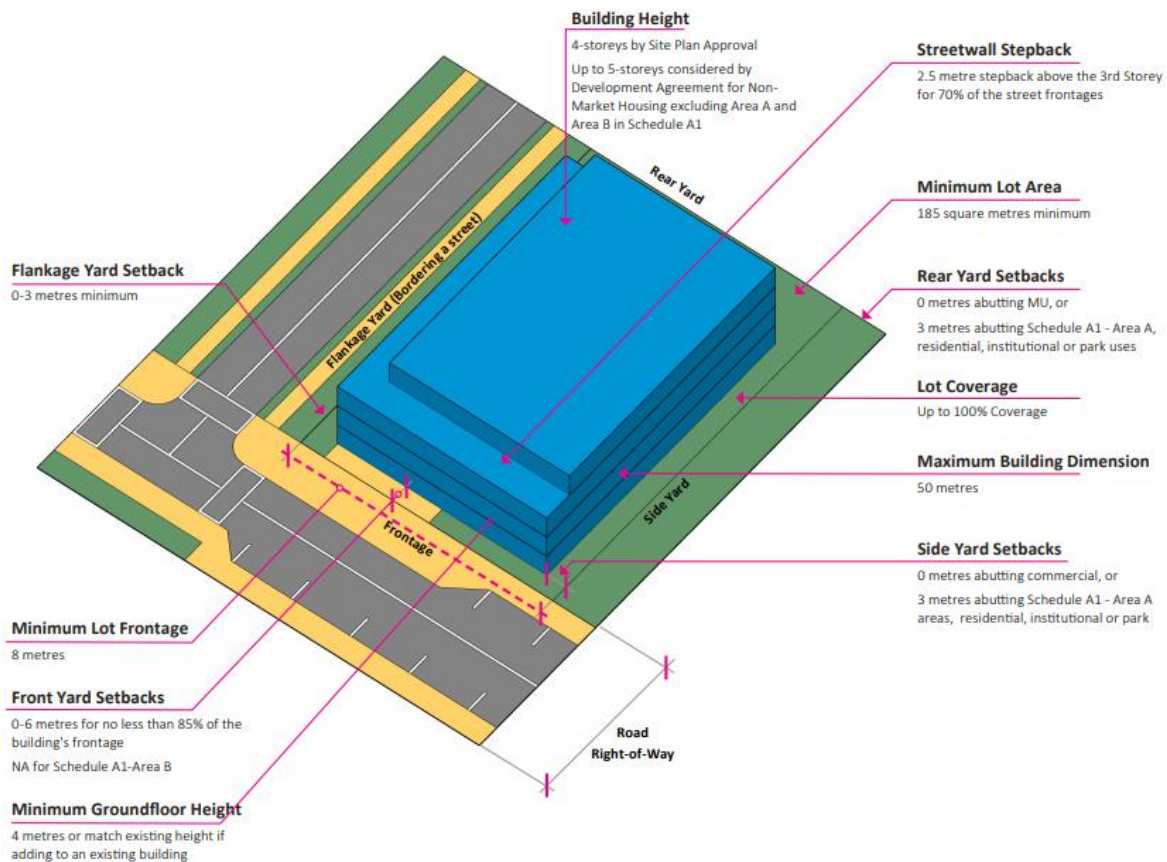


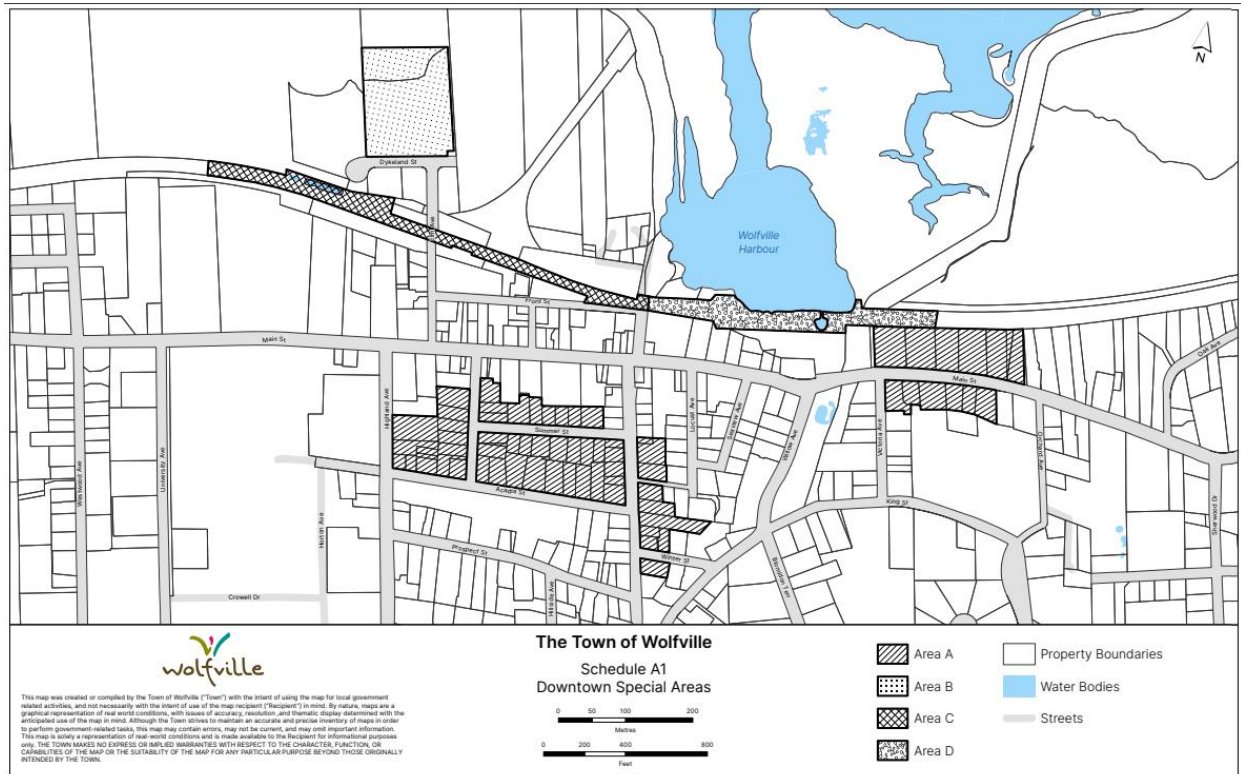
FIGURE 16.1 DT ZONE Built Form Standards

PLANNING ADVISORY COMMITTEE REQUEST FOR MOTION TO COUNCIL



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Proposed Overlay Zones for the Downtown:



Information on the overlay zones can be found in the Draft LUB on page 237 of [this document](#).