



# Planning Advisory Committee Meeting

April 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, November 13<sup>th</sup>, 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. **Development Agreement Application: DA-2026-001**  
**Hillside Avenue - Student Housing Nova Scotia**



- b. Development Activity update**
- c. Various project updates:**
  - i. Housing Accelerator Fund and Plan Review,**
  - ii. Earnscliff Ave road construction**
  - iii. Water Transmission Main (West Main St)**
  - iv. Parks investment and design,**
    - 1. Reservoir Park**
    - 2. Old Burying Ground**
    - 3. Budget items for 2026**
  - v. Waterfront Park and flood protection berm,**
  - vi. Potential for moving 2 historic buildings,**
  - vii. Grocery store mural.**

(See [Operations Plan](#) and Capital Investment Plan (p.29) for more information)

- 5. Round Table**
- 6. Comments from the Chair/additional discussion**
  
- 7. Next Meeting**
  - a. May 14 6:30-8:30 PM.
  
- 8. Adjournment**

**ATTENDING**

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

**ABSENT WITH REGRETS**

- Councillor Kelly van Niekerk

**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
- CAO, Glenn Horne

**MEMBERS OF THE PUBLIC**

- Isabel Madeira-Voss, Linden Ave
- Thomas Voss, Linden Ave
- Michael Napier, Main Street
- Peter Miller

**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 October 2025 BE APPROVED AS CIRCULATED.</b>  <b>CARRIED</b>
<b>3. Public Input</b>	<b>Isabel Madeira-Voss spoke regarding concerns of the proposed amendments to building height in the Downtown.</b>

**Agenda Item**

**Discussion and Decisions**

**4. New Business:**

**a. Presentation on What We Heard during the HAF Implementation Planning Document Review Open Houses – Jacob Ritchie (Fathom Studio)**

**Presentation – Jacob Ritchie (Fathom Studio)**

Jacob Ritchie presented feedback received during the Housing Accelerator Fund open houses. The presentation covered:

- **Background:** Overview of the Housing Accelerator Fund project and the need for housing readiness
- **Planning Document Updates:** Changes to the Municipal Planning Strategy, Land Use Bylaw, and Design Guidelines
- **Key Changes:** Reduction from seven to four residential zones, creation of a single downtown zone, height and density regulation changes, and reduced parking minimums
- **Public Engagement:** Summary of feedback from open houses showing a spectrum of community opinions on growth, design, parking, and development.

**i. Discussion and consideration of Draft Planning Documents**

The committee engaged in extensive discussion on the following topics:

- **Parking Requirements:** Concerns about removing parking minimums entirely, particularly for accessibility needs
- **Site Plan Approvals:** Discussion about the reliance on site plan approvals and the need for clear criteria and public communication for larger developments
- **Design Guidelines:** Support for extending design guidelines to key corridors beyond the downtown area
- **Building Height:** Consideration of height limits in downtown and their impact on heritage character
- **Zoning Transitions:** Need for better buffering and setback requirements where different zones meet
- **RLR and RL Zoning:** Concerns about density increases and the proposed combination of current R2 and RLD-4 zones
- **Heritage and Cultural Assets:** Discussion about strengthening heritage implementation, adding heritage definitions, and considering a dedicated heritage committee or staff person
- **View Corridors:** Suggestions to designate additional view corridors including the railway corridor and town green space near the recreation hub
- **Non-Market Housing:** Emphasis on ensuring non-market housing commitments are fulfilled

**ii. Motion to Council from PAC on the Housing Accelerator Fund Action Plan Implementation**

**Agenda Item**

**Discussion and Decisions**

- **Infrastructure and Lighting:** Concerns about light pollution and infrastructure impacts on residential character

**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 Downtown
- RL-R and RL Zoning
- Parking requirements
- Zoning Transition areas (where one zone meets another)
- Mixed Use Zone application and regulation
- Design Guidelines (applying them in other areas of Town at a certain scale)
- Heritage
- Site Plan Approval
- Lighting
- View corridors
- Non-market housing

**CARRIED**

5. **Next Meeting** December 11, 2025 – 6:30-8:30pm.  
a. **December 11, 2025**
6. **Adjournment** November 13, 8:30 p.m.

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**Agenda Item**

**Discussion and Decisions**

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

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