



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.

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

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:

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

- **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

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.



Agenda Item

Discussion and Decisions

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