



ATTENDING

- Mayor Jodi MacKay
- Deputy Mayor Jennifer Ingham
- Councillor Mike Butler
- Councillor Ian Palmeter
- Councillor Kelly van Niekerk
- Councillor Howard Williams
- CAO Glenn Horne
- Recorder Laura Morrison

ALSO ATTENDING

- Director of Corporate Services, Diana Gibson
- Mark Fredericks, Senior Planner
- Lindsay Slade, Community Planner
- Kaden Thibault, Compliance Coordinator
- Interested members of the Community

REGRETS

- Councillor Wendy Elliott

CALL TO ORDER

Chair, Mayor MacKay called the Town Council Meeting to order at 6:30pm.
Deputy Mayor Ingham read the Land Acknowledgement and Recognition of Historic Contributions.

Agenda Item	Discussion and Decisions
1. Approval of Agenda	THE AGENDA WAS APPROVED AS CIRCULATED.
2. Approval of Minutes	
a. Town Council Meeting, February 17, 2026	THE MINUTES OF THE TOWN COUNCIL MEETING OF FEBRUARY 17, 2026, WERE APPROVED AS CIRCULATED.
3. Declarations of Conflict of Interest	<ul style="list-style-type: none">• None
4. Community Events, Occasions & Acknowledgements	<ul style="list-style-type: none">• March break lots of camps taking place.• Stage Prophets tickets for Cinderella on sale.



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	<ul style="list-style-type: none"> • Soups and Sides next week will have people from Engage NS talking about the Quality-of-Life survey which everyone is encouraged to complete. • Registration for summer camps open today – listed on website. • Happy St Patrick’s day for tomorrow. • Two recent events – Councillor Butler in excellent play and Chris Norman at St John’s Church.
<p>5. Public Input</p>	<ul style="list-style-type: none"> • Abdallah Hassan, 35 Stirling Ave, concerns about new proposed Nursing Home. Doesn’t believe a new nursing home is required, as there is plenty of space in the existing 2 nursing homes and seniors apartment in Wolfville already. Rumour there is a new complex coming in Maple Ave, but not confirmed. Population is 5,200 with 22% over age of 65. There will be about 1,144 residents eligible to go to a nursing home. Plenty of space available. A new nursing home being built will cause noisy construction, car park noise, and not be in harmony with existing dwellings in Stirling Ave and those in west end part of nursing home. Mr Hassan believes this will devalue homes and disturb the peace and quiet. Residents of Stirling are mostly professionals, teachers, physicians and are in opposition to a high rise as can be seen by the signatures presented to you. Increase in pressure on infrastructure. By redefining 3 bedrooms which happened on meeting of 24th provides a concession to developers. We have had no information regarding number of employees, increase in traffic and amount of construction and financial impact. No immediate pressing need for nursing home in Wolfville. Suggest council buy land back and leave as greenbelt. • Dr Christie Anne Rushton, Stirling Ave, Professor of Classical Voice and Director of School of Music at Acadia. Thanks to council grateful that council and developers are listening, but believes if council votes for this new development, it will be a vote against your neighbours, their peace, health and wellbeing and alter



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	<p>their financial security. Alongside national and international challenges and cuts in arts and culture have caused pain. All affected by these budget cuts and Acadia cuts harms community. Development of this Nursing Home is not the only way to solve the problem of an aging population. Doesn't fit with town's charm and culture. Urge you to listen. I have watched for 8 months the emails, letters and meetings and have watched Council listen. We don't want to have to keep begging council to listen. Urge Council to act on behalf of those who feel this effect most greatly by saying no to the development that will fundamentally change their homelife, experience and property values.</p>
<p>6. Motions/Recommendations from Committee of the Whole, March 3, 2026</p>	
<p>a. RFD 013-2026: MPS and LUB Amendments & HAF Implementation</p>	<p>11-03-26 THAT COUNCIL GIVE FIRST READING TO PLANNING DOCUMENT AMENDMENTS AS PRESENTED, WITH FURTHER AMENDMENTS TO THE ZONING MAP AS IDENTIFIED DURING FIRST READING, AND DIRECT STAFF TO SCHEDULE A PUBLIC HEARING IN APRIL 2026. SPECIFICALLY AMENDMENTS ARE PARCEL PID:55279681 SHALL BE ZONED R-1 TO ALIGN WITH THE 11 PROPERTIES ZONED R-1 IN THE IMMEDIATE VICINITY AROUND BRAEMAR DRIVE AND PARCEL PID:55268346 SHALL BE ZONED IN A MANNER THAT REFLECTS CURRENT RIGHTS AND ZONING ON THE PROPERTY, REGARDLESS OF CONSOLIDATION OF PARCELS, NAMELY, SPLIT ZONED BETWEEN MU, R-2, AND R-3 ZONES IN THE PROPOSED LAND USE BY-LAW</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p><i>Discussion/Feedback/Questions</i></p> <ul style="list-style-type: none"> • Inclusion of increased notification during site plan approval process for neighbouring properties. • Zoning changes: Westwood – 5 parcels moved to R-1. Balcom, Braemar and Lynwood changed to R2 zone. One further change to add one more PID on property which is accessed



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	<p>from Braemar, so 12 properties not 11 are now included in that change.</p> <ul style="list-style-type: none"> • Three sites proposed for R-5 zoning now moved to R-4 Two large PIDS in Southeast and Southwest of Town and Tideways property. • Corner of Main St and Whidden property moved to R-3 zone. Main reasons are three storey maximum within R-3, in Mixed Use can pursue a fourth storey through Site Plan approval and more commercial permissions. Concern was also around amount of traffic already at that corner. • Main Street mixed use property behind Stirling Ave would only be enabled to be developed by Development Agreement. Direction to make R-2 zone go all the way down the whole strip on the map. The section next to the Nursing Home will be R-2 zone, apart from the two PIDS on Main Street, which will remain R-3. • Low Density Residential Zone typo on page 65 in LUB figure 11 it should say in R-2 will go down from 4 units to 3, it says R-3. • R-2 zoning now has same ADU requirements as R-1. • Maximum permitted units within R-2 zone dropped to 3 units for all properties outside the East End. • East end boundaries are now marked on map within Land Use Bylaw. • Request to clarify Short Term Rentals in Downtown zone to Permitted. Administrative clarifications. • Rail line corridor all now permitted only by DA. Schedule A1 updated to reflect and text included indicating desire for development context specific within the corridor. • Schedule A3 commercial zone been removed as discussed. Text and definitions included. New text to assist council in decision making in the future for that area. • Neighbourhood Commercial use and age-restricted business clarified. Five uses removed. • View plain from Reservoir Park and included inland flood risk to Development Constraints Map. • Exemptions on waste bins updated.



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	<ul style="list-style-type: none"> • Developer contribution updated. • Direction to readers to review definitions section. • Copy edits and formatting. • Height requirements clarified regarding storeys including how basements are classified. • Additions added around Design Review Working Group role and permissions. • Typo in Section 10 of LUB. • Direction in the Municipal Government Act requires a council to review their Municipal Planning Strategy every 10 years. In practice it is typical for five-year reviews of long-term planning. • Next steps process was clarified. There is a mandatory waiting period of two weeks at minimum before public hearing. The Town will be doing a full communication process with residents of the Town and include a townwide mailout. It will be middle of April before Public Hearing takes place to ensure time to ensure fulsome communication.
7. Motions/Recommendations from Special Committee of the Whole, March 10, 2026	
a. RFD 011-2026: AVRL (Annapolis Valley Regional Library) Grant Request	<p>12-03-26 THAT COUNCIL APPROVE A ONE-TIME INCREASE IN THE AVRL'S ANNUAL OPERATING CONTRIBUTION OF \$3,939, EQUAL TO THE MUNICIPAL PORTION (26%) OF THE TOTAL FUNDING REQUESTED, IN ALIGNMENT WITH THE PREVAILING FUNDING FORMULA FOR LIBRARIES.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
b. RFD 014-2026: Temporary Borrowing Resolution & 2026 Spring Debenture Pre-Approval	<p>13-03-26 THAT COUNCIL APPROVE THE MAYOR AND CLERK TO SIGN THE ATTACHED TEMPORARY BORROWING RESOLUTION FOR \$292,675 FOR THE KENT AVENUE SIDEWALK REPLACEMENT CAPITAL PROJECT.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>14-03-26 THAT COUNCIL APPROVE THE MAYOR AND CLERK TO SIGN THE ATTACHED RESOLUTION FOR PRE-APPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE</p>



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	<p>CONFIRMATION NOT TO EXCEED 7.0% TO ENABLE THE TOWN OF WOLFVILLE TO ISSUE A 15-YEAR DEBENTURE OF \$292,675, FOR THE REPLACEMENT OF THE KENT AVENUE SIDEWALK.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>c. RFD 016-2026: One-Time Operational Funding Request – Scotia Festival of Music</p>	<p>15-03-26 THAT COUNCIL CONSIDER IN THE 2026/27 BUDGET PROCESS A \$3,250 ONE-TIME OPERATIONAL GRANT TO SCOTIA FESTIVAL OF MUSIC TO SUPPORT THE PRESENTATION OF A CHAMBER MUSIC CONCERT IN WOLFVILLE ON JUNE 2, 2026.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>d. RFD 017-2026: One Time Operating Request – Deep Roots Music Coop</p>	<p>16-03-26 THAT COUNCIL CONSIDER IN THE 2026/27 BUDGET PROCESS A ONE-TIME OPERATIONAL GRANT IN THE AMOUNT OF \$6,382.24 TO DEEP ROOTS MUSIC CO-OPERATIVE TO SUPPORT THE 20TH ANNIVERSARY DEEP ROOTS MUSIC FESTIVAL TAKING PLACE SEPTEMBER 25TH – 27TH, 2026.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>e. RFD 018-2026: One Time Operating Request – Wolfville Tritons Swim Club</p>	<p>17-03-26 THAT COUNCIL CONSIDER IN THE 2026/27 BUDGET PROCESS A \$12,500 ONE-TIME OPERATIONAL GRANT TO THE WOLFVILLE TRITONS SWIM CLUB TO SUPPORT TRANSITION-YEAR STABILIZATION FOR THE 2025–26 SEASON.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>f. RFD 019-2026: Capital Funding Request – Landmark East Association</p>	<p>18-03-26 THAT COUNCIL CONSIDER IN THE 2026/27 BUDGET PROCESS A \$50,000 CAPITAL GRANT CONTRIBUTION TO LANDMARK EAST ASSOCIATION TO SUPPORT THE CONSTRUCTION OF A NEW GYMNASIUM FACILITY.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>g. RFD 015-2026: Withdrawal from Valley REN</p>	<p>19-03-26 THAT COUNCIL AUTHORIZE THE TOWN OF WOLFVILLE’S WITHDRAWAL FROM THE VALLEY REGIONAL ENTERPRISE NETWORK AS PERMITTED IN THE INTER-MUNICIPAL AGREEMENT, EFFECTIVE APRIL 1, 2028.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>8. NEW BUSINESS</p>	



Agenda Item	Discussion and Decisions
a. IR 010-2026: Third Quarter Financial Update	<ul style="list-style-type: none">• Report was presented to Audit Committee and referred to Council. No formal motion required.
9. Regular Meeting Adjournment	REGULAR MEETING ADJOURNED AT 8:00PM

**Approved by Council at the April 21, 2026 Town Council Meeting
As recorded by Laura Morrison, Town Clerk**