



**ATTENDING**

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

**ALSO ATTENDING**

- Director of Planning & Public Works, Devin Lake
- Senior Planner, Mark Fredericks
- Community Planner, Lindsay Slade
- Manager of Communications & Strategic Initiatives, Barb Shaw
- Administrative Assistant, Laura Yaroshevskva
- Jacob Ritchie & Darian Shakerinia, Fathom Consultants

**REGRETS**

- Councillor Howard Williams

**CALL TO ORDER**

Chair, Mayor MacKay called the Public Hearing Meeting to order at 6:45pm.

Deputy Mayor Ingham read the Land Acknowledgement and Historic Contributions.

<b>Agenda Item</b>	<b>Discussion and Decisions</b>
<b>1. Meeting Opening</b>	<ul style="list-style-type: none"><li>• Mayor MacKay welcomed everyone to the meeting and explained the purpose of the meeting, the process of the hearing including the Rules of Conduct and the Role of Council.</li></ul>
<b>2. Declarations of Conflict of Interest</b>	<ul style="list-style-type: none"><li>• Councillor van Niekerk declared a conflict of interest and moved to the public gallery.</li></ul>
<b>3. Consultant Presentation</b>	<ul style="list-style-type: none"><li>• Consultants Jacob Ritchie and Darian Shakerinia from Fathom presented an overview of the process that has taken place over the past couple of years to get to the point of the Public Hearing.</li></ul>
<b>4. Public Input</b>	<ul style="list-style-type: none"><li>• Peter Ricketts, Chair Woodman Grove Residents Association, represents 34 property owners on western side of Woodman Grove. Concern that rezoning from CDD to R2 and R4 is</li></ul>



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	<p>incompatible with protective and restrictive covenants in place when you purchase land or a property and which are legally binding documents on the western side. The covenants restrict development of the lots to single family dwellings, equivalent to R1. We have been here before in 2019 and then council passed a motion to keep Woodman Grove to CDD. Suggest if you change the zoning, you must change it to R1 to be in line with restrictive covenants.</p> <ul style="list-style-type: none"> <li>• Abdalla Hassan, 35 Stirling Ave. Zoning change that impacts the nursing home is in our backyard. I am not against nursing homes but believe it could be put somewhere else in Kings County. The zoning change is going to affect residents of Stirling Ave directly. Revenue, taxation, jobs should never override the comfort, safety, well-being of residents of this town. The Town must ensure infrastructure and protect property values; this change will have a negative impact. I have no hard facts but have heard there will be 180 beds with 350 staff. We do not have the infrastructure in roads to put up with that including visitors. It will change character of neighbourhood, with over two years of construction and between 70 and 80 people in the car park. It will take away privacy. Plenty of space in Greenwood and Windsor. Petition with 48 people in Stirling Ave signed against project.</li> <li>• Gordon Lumis. Stirling Ave was planned to be an alternative route to main street. I don't think that's what the people of Stirling Ave want. Is there anything planned as an east to west corridor to take the pressure off Main Street? The four-way stop – 10 to 15 cars go along Main St compared to numbers that come down Gaspereau. What's the plan to replace that to enable traffic to move? I've seen traffic jammed up particularly in the summer. What is being done about the four-way stop? What is the long-range plan regarding the rail trail? Does the town now own the section where you have put in the concrete?</li> <li>• Kathy Leopold, Kent Ave, here on behalf of a neighbour Kent Williams who can't be here tonight. His backyard faces west,</li> </ul>



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	<p>behind him is the proposed R3 zoning. To allow multi residential 3 storeys behind them will block out the western sunlight. It will affect gardens, quality of life. It will change the feeling to have them so close to our houses. Doesn't seem fair to bring tall buildings right up close to single storey bungalows.</p> <ul style="list-style-type: none"> <li>• Daniel Frank representing 16 people from Pleasant Ave and Perry Bowles Street, adjacent to Reservoir Park regarding rezoning R3 to R4. Appreciate this current council clearly communicates but that has not always been the case. We have been R1 then R2 and now R3. We strongly oppose the area behind our homes being rezoned to R3. Many residents don't recall being consulted. At some point residents are entitled to ask where is this inadequate transition policy? R4 is a substantial increase in density so close to us. We have zoning map concerns and would suggest a softer transition. The colours used have changed and increase confusion. Environmental impacts of higher density rezoning to wet zones where the pond is. We have a lot of wildlife, and this will impact that. We support balanced community focused housing and responsible rezoning. We do not support repeated rezoning without proper transition planning and incremental zoning changes over time. We respectfully urge council to reconsider.</li> <li>• John Whidden. My observation in these planning documents and past ones remind me of what has resulted in Niagara on the Lake and Lower Sackville. It seems to be a question of belief not a fact that Wolfville needs to grow and needs to accommodate thousands of more people. Why doesn't Annapolis or Bridgetown need to grow? Wolfville needs to grow if it's to serve as a feeder to Halifax. Who does Downtown commercial space need to grow for? Not the citizens of Wolfville. There are only 6 businesses left that serve and are needed by the residents of the town. Niagara on the Lake is so busy, no-one can get within 10 miles of downtown on any given day in the summer there is so much traffic. Rot spreads, turning Gaspereau into more commercial</li> </ul>



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	<p>bothers me because of my interest in heritage properties. Gaspereau as it exists now is perfect example of a neighbourhood that has existed as it is for 100 years from Main St to the graveyard. Where are people going to park if it changes to small commercial? When you are old, I am left walking with my groceries. I need my car and want my car.</p> <ul style="list-style-type: none"> <li>• Eleanor Howard, Woodman Grove, concerned about infrastructure for the town, all this growth up Maple Ave do we have the sewer, the roads to accommodate? It's a nightmare going downtown in the summer now. I can't walk with all my groceries back to where I am. If I can't park, I won't do it in Wolfville. I'll go elsewhere. In 2019 we had this rezoning happen and we hired a lawyer, the town acknowledged that the covenant we have is legally binding and Council respected that. Do we need to do that every few years and worry about zoning creep. When is a single-family dwelling unit allowed to stay and when is enough growth enough growth. People live here because it's a lovely small town, we don't want lots and lots of people. We walk as much as we can, it's almost impossible in October to go downtown when the pumpkin seekers are here, don't want to leave the house.</li> <li>• Ian Porter, looking at zoning maps and for downtown area, what's being proposed or suggested is that there's going to be a whole bunch of buildings where there's parking lots now. I think you've lost your way. Wolfville is very nice small community. It's what people like about it. The Maple Ave large building should be more subtle; 292 Main shouldn't be like that. I not against development but I am against development for the sake of it. We need to maintain our values that make us a really nice little town.</li> <li>• Kat Simpson, 23 Pleasant Street, near Reservoir Park, zoning of that area between Perry Bowles and Reservoir park, are single family houses, and you it's indicated that it's rezoning to high density with six storey high rises to be placed directly behind street from Perry Bowles to Reservoir Park. I moved from Halifax</li> </ul>



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	<p>for that reason. Believe zoning exists now for town homes, row housing, cluster housing in that area and that works well. I don't think six storey buildings work there and ask that council reconsider the rezoning for that space.</p> <ul style="list-style-type: none"> <li>• Name? Kent Ave. Homeowner of 15 years, I have questions/comments about affordable housing. If we are building affordable housing who is it for, is it for residents of Wolfville or nearby? Are we attracting people to Wolfville – why? I question where we are going to put the children – the school is packed, the roads are packed, the infrastructure is packed. Why do we want to grow?</li> <li>• Jane Lutes, Highland Ave, there is a 3-acre lot next door to me being turned into multi-unit. There is constant talk about zoning. When we moved here 51 years ago, I knew everyone in the surrounding streets Highland, Fairfield, Bay, they were all single-family dwellings. That's all changed. My suggestion is to remove the zoning – have exclusionary zoning – why is the town divvying up areas to different zones, why not compatible for all.</li> <li>• Mary Ellen Findlay, 21 Gaspereau. It is a neighbourhood being rezoned to commercial. We see kids going to the school and see people walking up and down to Main street. It's a lovely mix. I am worried what happens to our investment if it turns into commercial zone.</li> <li>• Judy Swift, Hillside Ave, I live in one of two remaining single family homes. It's rezoned to medium density and about to have another student multi unit shoved in between Hillside Manor and the building known as the Chicken Coop. In the last couple of years we've been watching while Highland got it's double sidewalks. Ours stops. It goes down the hill outside my house but not up the hill. People used to walk across the field but now two huge apartment buildings which look like prisons or warehouses are on one half. Other half has not been developed yet but it's only a matter of time and right up against my back door. Only thing we could afford and within walking distance to the school.</li> </ul>



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	<p>Any families that would buy a house it is now zoned as a student ghetto. Three quadplexes built in the last couple of months, my whole impression of this planning business is the federal government came and waved a bunch of money and municipalities started building something. We can't park now, that won't get better. Losing parking, losing character. Who are all these people that you think are going to move here? Universities are cutting back. Foreign student numbers are down. My house when I die will get bull dozed and no-one will move into it.</p> <ul style="list-style-type: none"> <li>• Lars Kampe, 78 Kent Ave. I am a father of a 5-year-old and a 3-year-old. I am very pleased people in my own neighbourhood spoke up – how would you like it if it was in your backyard? I look down the street there are large buildings where the cement is already poured, what agency do we have in this process? Is it just us talking and nothing changes? If property can be built in my backyard, at 3 storeys it suggests the planning could be improved.</li> <li>• Rich Walkinshaw, 40 Kent Ave. Lived there since 2007, the backyard was all treed-up with tons of wildlife. Proposed zoning for my backyard is going to be medium density, multiple storeys and multi units on the lot. Don't mind development but that is excessive. You are creating other issues. The housing needs assessment in 2021 called for 165 units to 830 units in 2027 and 1700 in 2032. Where are you going to put them? There is an affordable housing shortage. The other option is to increase taxes if you don't build more houses. I will pay more taxes. If you increase these housing projects there is only one water source. What happens if that expires or dries up what do we do? I feel for people in Stirling Ave as you are going to have traffic issues at Stirling Ave. Infrastructure not in place. How do we get out of town if things go bad. What if Acadia shuts down someday? The government isn't supporting them and the issue with international students coming because they take up our housing.</li> </ul>



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	<p>Biggest worry is the water if that dries up and waste management on the other side. How much more do you want to change this town?</p> <ul style="list-style-type: none"> <li>• Jean Leung, I have observed increased traffic problem in Wolfville, people are bypassing Wolfville to get elsewhere to shop. Parking on Main St is impacted by sidewalk café patios which impacts traffic. Those problems are creating serious bottlenecks and backing up both ends. There is nothing related to traffic management and parking.</li> <li>• Roberto Sigaro, 48 Marsh Hawk Drive, I live in a street where people have to move wheelchairs around the cars. There are elderly people walking in the middle of road with walkers as there is no sidewalks. L'Arche Homefires are there. We bought a plot on Woodmans Grove – single family lots which is one reason we are moving. Why are you changing the zone of the neighbourhood where every house is a single family house and there are only two lots left? Why aren't we changing other R1 zones with bigger lots? Why not do away with zoning. No technical reason to change that particular neighbourhood to R2.</li> <li>• Christine ?, 715 Main St, next to Elderkins Farm Market, zone 2 at the moment. Moved here so son could go to Landmark East and middle son graduated from Acadia recently. Who is going to build this housing? Developers who are in it to make a profit of at least 15%, investors say if you build a fourplex and sell it to investors they make a 25-30% profit – that is not affordable the HAF fund is to make affordable housing. Aging Infrastructure is responsibility of town. Blanket rezoning takes away input from council. It will be even more expensive and unaffordable. Students have issues with affordability. The rezoning in Calgary was cancelled, and they still got the HAF money. Blanket approved rezoning. I hope Council are open to persuasion.</li> <li>• Sean Gaden, been here 11 years, welcoming place, looking at the issue of affordable housing. We need places more people can rent and like Tideways. I sit behind the stack house building</li> </ul>



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	<p>designated sometimes as high rise residential. There is no clear public process around a site plan associated with that site and how we would be engaged should owner of that land decide to develop. Go back to staff and work on clear engagement strategies on how to.</p> <ul style="list-style-type: none"> <li>• Judy McMillan. Nice to look each one of you in the eye and see you. I was Born here and educated here. I've seen a lot of changes. It appears there is a real theme to what everyone has said to you this evening and I hope you listen. They have the same thoughts and ideas of what they feel about this town. Please take it to heart when you vote. Listen to what has been said to you this evening. This is how they feel.</li> <li>• Melanie Priesnitz, Iona Rd. Concerned about Willowbank Cemetery proposed to rezone green area to mixed use residential. Think we are putting cart before horse by changing zoning.</li> <li>• Mary Kenny, there are roads on our land. If living on a block with neighbours we'll move. We are now part of a development of Maple Ridge. Don't think it's the best plan. It's going to look different when we do all these changes.</li> <li>• ?? Hillcrest Rd and Main St, as a kid I would count the cars, we got really bored, not that many cars back then. Most students who come to university now have vehicles. A lot of things about the town have changed, but some have not. Main St is still there, two lanes, no real infrastructure upgrades that I've seen such as powerlines underground. The old houses are still there, but so many more people now. If I was to sit there now it would be very different, lots of vehicles, I would have to wear a mask. Controlled growth is required but we haven't seen more schools, hospitals, people have to go other places. We need to provide services and infrastructure for the population that we need to have. More bike lanes and EVs but everything needs to be considered as a whole if we want it to be a safe place.</li> </ul>



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	<ul style="list-style-type: none"> <li>• Darrell Steel, Pleasant Street, my observation is the plan wasn't developed by inhouse Wolfville staff, but an outside party from Halifax. If that's true do we think they will understand what we want and make us like Halifax, why stop at Halifax, could we get a firm from Toronto? I have talked to some neighbours on Pleasant, Huran and Perry Bowles, half of them were not aware of this meeting or zoning changes proposed. You have fulfilled all your legal obligations, but if 50% of the people don't know how great a job have you done? People in Kent R1, may have R3 or R4 behind them. We are R1a now called R2 and looking at R4 behind us, that is not acceptable. We need smaller homes, there is a market for apartments but not for affordable smaller homes. Duplexes or garden homes, something for seniors, more affordable or smaller homes and not full apartments. Town has to transition how you go from one to another.</li> <li>• Katie ?? Stirling Ave, new to Wolfville about 3 years ago. Wolfville is a beautiful neighbourhood and we want to keep it that way. Lots of demographics in age here tonight and I want to speak on behalf of the little ones. These streets have a lot of little ones on them and traffic is an issue. High density R3, R4 and proposed nursing home mixed use on an already busy street. So busy there was concern about increased traffic and speed bumps were put in. My concerns are about massive increased traffic, devaluation of property and safety concerns. We want kids to walk on sidewalks and bike without having any problems. Love it here, love the area, really important to have a neighbourhood. We pay really high taxes, \$16,000 per year. I thought zoning of potential nursing home was not mixed use I thought it was R2 but maybe I'm wrong.</li> <li>• Roberto Jackson, 83 Woodman Road. There is higher density on the top end. Currently now with traffic problems we won't come downtown, we go to New Minas to shop, we use Pleasant St to cut through. With higher density in R4 you are trapping us in R1a. Transmission line that feeds up to Ridge Road – is that to be</li> </ul>



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	<p>upgraded because it's maxed out with all the wells we have. Infrastructure is going to fail. Are we paying more in taxes to cover these expenses if water from three wells cannot go up the hill? It currently works on one well at a time.</p> <ul style="list-style-type: none"> <li>• Karen Macer, Chestnut Ave, I have to add to those voices that are concerned about traffic and parking. I attended the sessions the in fall and expected to see more about that in these documents, without knowing implications on parking and traffic. Already in a difficult situation.</li> <li>• Ken Priestiz, my wife Mel already spoke on the same topic of cemetery and importance of maintaining green spaces in all these places. Tons of wildlife, we live in green town, need to make sure tools to maintain that in zoning talk.</li> <li>• Jane Mangle, Iona Road. Moved here 43 years ago, instantly felt a charm here. I really don't want to see us lose the charm of this beautiful place. Husband sat on this council for 12 years, and he worked hard to have decisions made by consensus. It will take a long time for everything to be talked out fully, but then everyone would be on the same page because they took all the time to listen. I would ask when you finally get to the point to make your decision, you think hard about the process and what you have heard tonight. I am not against more people coming to town. On Iona Road some of that land is a field that can be thought of as a creative place for houses which doesn't take the charm away.</li> <li>• David Daniels, 3 Toye Lane, I have sent a written submission rather than talk and hope that is considered in your deliberations.</li> <li>• Hugh Chipman, 36 Kent, wanted to recognize the enormous amount of work that has gone into this plan. I am in the area looking at having higher density built nearby with R3 right behind me. I am ok with that. Thank you.</li> </ul>
<p><b>5. Response/Clarification from Staff or</b></p>	<ul style="list-style-type: none"> <li>• None</li> </ul>



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Consultants (if required)	
6. Meeting Adjournment	MEETING ADJOURNED AT 8:34PM

Approved by Council at the June 16, 2026, Town Council Meeting  
As recorded by Laura Morrison, Town Clerk