



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
- Manager of Communications & Strategic Initiatives, Barb Shaw
- Senior Planner, Mark Fredericks
- Community Planner, Lindsay Slade
- Administrative Assistant, Laura Yaroshevka

REGRETS

- Councillor Howard Williams

CALL TO ORDER

Chair, Mayor MacKay called the Special Town Council Meeting to order at 8:48pm.
Deputy Mayor Ingham read the Land Acknowledgement.

Agenda Item	Discussion and Decisions
1. Approval of Agenda	THE AGENDA WAS APPROVED AS CIRCULATED.
2. Declarations of Conflict of Interest	<ul style="list-style-type: none">• Councillor Kelly van Niekerk declared a conflict of interest and moved to the public gallery.
3. Motions/Recommendations from Public Hearing, May 13, 2026	
a. RFD 031-2026: Plan Review and Housing Accelerator Fund Implementation	08-05-26 THAT COUNCIL GIVE SECOND READING TO ADOPT THE PLANNING DOCUMENTS AND DIRECT STAFF TO MAKE THE FINAL EDITS, AS DESCRIBED IN RFD-031-2026, AND SUBMIT THE REVISED DOCUMENTS TO THE PROVINCIAL PLANNING DIRECTOR.



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	<p><i>DISCUSSION/QUESTIONS/FEEDBACK</i></p> <ul style="list-style-type: none"> • Mixed use zone map for Wolfville Nursing Home has been discussed. Anything on that land would be by Development Agreement and come to council. • R1a zoning of Westwood, includes all houses on the west side.. • Clarification question around water supply, water transmission lines and septic fields - what is the volume and how much water is there. <ul style="list-style-type: none"> - Exploration around third well is actively underway, been rebuilding our transmission line over last four or five years, in final phase. Finished up the tender, all the water transmission from Wickwire up to the reservoir new pipe at end of summer, with additional transmission being phased in. Water utility happening in next number of years and is underway. • Wording of CDD is – Comprehensive Development District – it is put in place when we do large parcels of land and site plan for those parcels as seen in west end and east end on Maple lands. In current MPS – this area is allowed 10 units per acre up to 3 storeys with a bonus of 4th storey and no set back or buffering requirements. The proposed changes from CDD to R3 includes stricter requirements such as buffering. Behind Kent Ave, which is currently CDD, multi-units are already allowed. With the change in zoning to R3, residents can expect more buffering and more setbacks. • Zone R1-R (restricted) nothing was allowed. With R1a (accessory) and R2 these are still low density with one added unit in each zone. • Parking and traffic plans are contained within our operations plan. This year you will see paving on sidewalks on Main Street. There is a traffic study and pilot projects for crossing guards, as well as a process looking at the parking lot below Elm St. It is not lost on us that we need more parking, we are already in process of designing that space. • Sidewalk issue – we recognize the condition of sidewalks is quite poor but our goal is to repave on Main St from town limit to town limit and replace with concrete which will last a lot



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	<p>longer. It will take some time to do but will make a large difference. We ask for patience but this is something front and centre.</p> <ul style="list-style-type: none"> • The area that is R4 up by Reservoir Park, Pleasant and Perry Bowles, was discussed a few times at council we decided to leave it because we didn't hear any objections at that time. I would be open to changing that from R4 to R3. Initially in the first or second iteration, it was zoned R5 and council was not comfortable with that and changed it to R4. We did not hear from anybody that did not like it. After the hearing tonight, we would entertain R3 in that area. This will be acknowledged within the motion, and staff will proceed with that change at the will of council. The area will remain R3 based on consensus of council around the table. • Have considered the two concerns about Gaspereau that were raised. Also consider sustainability. Consensus from council to continue with the downtown rezoning. • Design Review Working Group - a lot of respect for what they can do. There have been substantial discussions at PAC and Council around the table about the feeling of the Town and part of that comes from the architecture. It is in our operational plan to review the Working Group along with the Heritage and Public Art and how these working groups add a great deal of expertise and keep us rooted. This is included in the working plan for this year. There is a line in the MPS (Municipal Planning Strategy) that says the Development Officer can bring certain things that are as of right site plan to council if staff are not feeling they can work with the developer and feel it's the right fit. It would then go to Development Agreement (DA) and come to council. • The MPS, LUB (Land Use Bylaw) and Design Review documents are about 400 pages. Through consensus council have done a thorough job in reviewing these documents to make our decisions. It's been a 2 ½ year process. No document will be perfect. We will review this again in one year. Commend council on being able to have these discussions when needed. • During these discussions the consultants reminded council that a plan is not an edict, and to remember the pace of change is



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	<p>slow. People are concerned that the pace of change is going to be fast.</p> <ul style="list-style-type: none"> • Important to remember it's a moving document that can be updated. • Council are a group of individuals and are never off the clock, in the grocery store, in restaurants we are asked and we answer questions as best we can. A lot of work has gone into this process and these documents. • Council acknowledges there is more work to be done on Affordable Housing and we are continuing to work on that. <p>09-05-26 THAT COUNCIL GIVE SECOND READING TO ADOPT THE PLANNING DOCUMENTS AND DIRECT STAFF TO MAKE THE FINAL EDITS, AS DESCRIBED IN RFD-031-2026, AND SUBMIT THE REVISED DOCUMENTS TO THE PROVINCIAL PLANNING DIRECTOR WITH THE CHANGE TO PID 55277297 FROM R4 TO R3.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>4. Regular Meeting Adjournment</p>	<p>REGULAR MEETING ADJOURNED AT 9:18PM</p>

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