



ATTENDING

- Mayor Jeff Cantwell
- Deputy Mayor Carl Oldham
- Councillor Mercedes Brian
- Councillor Wendy Donovan
- Councillor Wendy Elliott
- Councillor Jodi MacKay
- Councillor Oonagh Proudfoot
- Chief Administrative Officer Erin Beaudin, and
- Recording Secretary Dan Stovel

ALSO ATTENDING

- Director Finance Mike MacLean
- Manager Economic Development Marianne Gates
- Planner Jeremy Banks, and
- Interested members of the public

CALL TO ORDER

Chair, Mayor Cantwell, called the [Town Council Meeting](#) to order at 6:30 pm

Agenda Item	Discussion and Decisions
1. Approval of Agenda	10-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED CARRIED
2. Approval of Minutes a. September 19, 2017	11-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE TOWN COUNCIL MEETING OF SEPTEMBER 19, 2017 BE APPROVED AS CIRCULATED CARRIED
3. Comments from the Mayor	<ul style="list-style-type: none">• The Nova Scotia Association of Architects had a presentation of 'Strange and Different' at Al Whittle Theatre and Annapolis Royal – an excellent production and a particularly interesting piece of video• Wolfville recently had the annual 25th Valley Harvest Marathon with over 3500 attendees over the two days and over 1000 children in the 'kids run'• Last Friday was the swearing in of Acadia University's 16th President, Dr Peter Ricketts• Saturday, October 14th was the official opening of the eastern leg of the Harvest Moon Trailway from Wolfville to Grand Pre• Landmark East School held their annual fund-raiser walk-a-thon on Sunday with a goal of \$20,000, which they achieved• During the month of October, it has been Mi'kmaq History month• Devour! The Film Food Fest begins October 25th and runs through the 29th, hosted by Gordon Pinsent

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4. Question Period

Discussion and Decisions

Gary McNutt

- Representing the Committee “Citizens of Wolfville” that was formed on June 15, 2017
- Expressed concern about the proposed development at 292 Main Street
- Along with a submission of a petition with approximately 1000 signatures, the question to Council is, “Are you listening?”
- The petition represents the collective will of the people regarding the proposed changes to the MPS
- Call upon Council to listen to the people

Dick Groot

- How is it possible that Deputy Mayor Oldham, with a perceived conflict of interest, became Chairman of the Planning Advisory Committee, while he has a conflict of interest with 292 Main St?
- Mayor highlighted that the Conflict of Interest Act is a self-declaratory matter, and not for a third-party to determine if there is a conflict of interest. The position of Chair of the Planning Advisory Committee is held by whoever holds the position as Deputy Mayor of the Town

Brian McKenzie

- Why are we considering something over and above rules and regulations that have already been established for the height of buildings in town?
- Has the Town considered major traffic, traffic lights, grid lock with the establishment of a new 5 story structure in the East End?
- Has Council considered site lines?
- Has Council considered that beyond thinking of five stories, the next step will be to consider six, seven or even eight stories?
- How far ahead is Council looking - is Council thinking 20 years ahead?
- Why are we considering larger buildings for an area that cannot accommodate increased population growth?

Ian Porter

- If five stories were permitted in the C1 commercial core, the consequence may be the tearing down of older structures due to larger newer buildings being more economically viable than older structures

Mary Kate Rathbun

- Do the Planning Officers consult other Planning Officers across the country in mid-level development? Mayor indicated yes as the

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Discussion and Decisions

short-answer to this inquiry

- Is the width of the street considered when looking at increasing building height?
- Is the height of the building considered in relation to other adjacent buildings?

George Lohnes

- Why is Council proposing a specific amendment to the Municipal Planning Strategy which will be of some potential consequence to the proposal before the town regarding 292 Main Street?
- A five-story building in Wolfville will have an impact on the social order of the day from the terms of a planning perspective
- Why now and why not wait to have this issue considered in its entirety with respect to the presentation of the new MPS next year? Mayor highlighted that the MPS review has been underway for some time and the motion being considered this evening is for Council to give direction to staff

Michaele Kustudic

- There is a lot of talk in Town with regard to having taller buildings in the Town of Wolfville
- There have been many reasons put forward as to why this would be a bad thing for the Town of Wolfville
- What are the reasons for thinking that five story structures in Wolfville are a good idea?

Janet Eaton

- The traffic problem in the Town is reaching a crisis point
- Why do we want to grow more apartments, more dwelling spaces, more people and more cars, if the town cannot handle the current capacity?
- The Town will get into a major issue with its infrastructure and the town is already feeling it

Resident of Tideways

- Watched the development of the five apartment buildings in Woodman's Grove
- Who is the investor/developer of the proposed five story building and who else will benefit from the building? Mayor highlighted that the owner of the land is the developer
- The developer needs to take into consideration all of the opinions of the residents of Wolfville



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Discussion and Decisions

Kevin Gildart

- Is this evening's Town Council meeting about the MPS or is it about 292 Main Street?
- Would hope that the Town looks at the MPS and goes forth with what would be in the best of the Town
- Is this meeting going to focus on what is in the best interest of the Town going forward or is it going to focus on what would be a history lesson?

Mary Lou Baltzer

- Why won't Council listen?

5. Motions/ Recommendations from Public Hearing, October 17, 2017

- a. **RFD 049-2017 Lounge Seating** **12-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL GIVE SECOND READING TO THE MUNICIPAL PLANNING STRATEGY AMENDMENTS, AS ATTACHED TO RFD 049-2017 IN APPENDIX A, TO REMOVE RESTRICTIONS ON LOUNGE SEATING**
- CARRIED**

6. Motions/ Recommendations from Town Council Meeting, September 19, 2017

- a. **RFD 051-2017 Municipal Fees – Updates to Bylaws Second Reading** **13-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL GIVE SECOND READING TO THE AMENDED TOWN BYLAWS IDENTIFIED IN RFD 051-2017:**
- **CHAPTER 03 – TOWN SEAL BYLAW**
 - **CHAPTER 40 – TAXI BYLAW**
 - **CHAPTER 65 – BUILDING BYLAW**
 - **CHAPTER 67 – DEED TRANSFER TAX BYLAW**
 - **CHAPTER 91 – SUBDIVISION BYLAW**
 - **CHAPTER 99 – VENDING BYLAW**
- CARRIED**

7. Motions/ Recommendations from Committee of the Whole, October 3, 2017

- a. **RFD 028-2017 RCMP Space** **14-10-17 WHEREAS; THE RCMP ADVISORY BOARD HAS HEARD CONCERNS OF THE COMMUNITY WITH REGARD TO THE MOVE OF RCMP OFFICE SPACE TO NEW MINAS; AND WHEREAS; THE RCMP ADVISORY BOARD SUPPORTS THE WORK OF THE RCMP IN THE TOWN OF WOLFVILLE IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL NOT AUTHORIZE STAFF TO PROCEED WITH THE OCCUPATION OF THE RCMP OFFICE SPACE LOCATED AT 363 MAIN STREET**
- CARRIED**



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**b. RFD 055-2017
MPS Amendments –
185 Main Street**

Discussion and Decisions

15-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL GIVE FIRST READING TO THE AMENDMENTS TO THE FUTURE LAND USE MAP (MAP 1 OF THE MPS), TO REDESIGNATE 185 MAIN STREET (PIDS 55276729 AND 55276737) FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND AMEND THE ZONING MAP (SCHEDULE A OF THE LUB) TO REZONE 185 MAIN STREET (PIDS 55276729 AND 55276737) FROM R1A TO R2/4, AND FORWARD TO THE NOVEMBER 21ST TOWN COUNCIL MEETING FOR SECOND READING

CARRIED

**c. RFD 058-2017
MPS Amendments –
Building Height,
Downtown Parking,
and Neighbourhood
Business**

BUILDING HEIGHT

7:26pm Deputy Mayor Oldham declared a Conflict of Interest and left the Town Council Meeting

16-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO INTEGRATE INTO THE MUNICIPAL PLANNING STRATEGY THE ISSUE OF 'HEIGHT BONUSING' IN THE CORE COMMERCIAL AREA, UP TO FIVE (5) STORIES, SUBJECT TO REFINING THE DRAFT POLICIES AND GUIDELINES PRESENTED TO-DATE

- Counted Vote requested

DEFEATED WITH 6 AGAINST

17-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO RESTRICT BUILDING HEIGHT IN THE C-1 COMMERCIAL ZONE TO THREE (3) STORIES

CARRIED

7:36pm Deputy Mayor Oldham returned to Town Council Meeting

CORE AREA RESIDENTIAL PARKING

18-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO INCLUDE THE PARKING REQUIREMENTS CONTAINED IN ISSUE BRIEF 013 (OPTION 2), SUBJECT TO THE OUTCOMES OF THE PARKING ACTION PLAN AND REFINEMENT OF THE DRAFT POLICIES PRESENTED TO-DATE

CARRIED

SMALL BUSINESS COMMERCIAL

19-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO INTEGRATE THE TIERED-APPROACH OUTLINED IN ATTACHMENT 2 TO RFD 054-2017 INTO THE MUNICIPAL PLANNING STRATEGY REVIEW

CARRIED



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8. Correspondence	The following correspondence was received by Council: <ul style="list-style-type: none">a. 2017-10-04 Letter: Minister of Municipal Affairs Thank you for September 11, 2017 meetingb. 2017-09-18 Letter: Home-based Commercial Enterprises in Wolfville – Joel Stoddartc. 2017-0-16 Letter: Restrictions of Building Heights – Jim Chambers, Chambers Developments Inc
9. Adjournment	20-10-17 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING OF TOWN COUNCIL BE ADJOURNED AT 7:42 PM CARRIED

Approved by Council Motion 17-11-17, November 21, 2017

As recorded by Dan Stovel, Town Clerk/AA Corporate Services