
ATTENDING

- Chair Deputy Mayor Jodi MacKay
- Mayor Jeff Cantwell
- Councillor Wendy Donovan
- Councillor Oonagh Proudfoot
- Melinda Norris
- Mary Costello
- Omar Bhimji, and
- Steve Mattson, and
- Recording Secretary Jean-Luc Prevost

ALSO ATTENDING

- Director of Planning Devin Lake
- Town Planner Jeremy Banks, and
- Interested members of the public

ABSENT WITH REGRETS

- Oliver Jacob
- Chief Administrative Officer Erin Beaudin

CALL TO ORDER

Chair Deputy Mayor Jodi MacKay, called the meeting to order at 1:30 pm

Agenda Item

Discussion and Decisions

1. Approval of Agenda

IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED

A brief discussion of future meeting times was added to the end of the Agenda.

CARRIED

2. Approval of Minutes
a. October 31, 2018

IT WAS REGULARLY MOVED AND SECONDED THAT THE OCTOBER 31, 2018 MINUTES OF THE PLANNING ADVISORY COMMITTEE WERE APPROVED AS CIRCULATED

CARRIED

3. Public Input / Question Period

There were no questions from the public.

4. MPS Review

Town Planner Jeremy Banks presented the Committee with a slide show about potential flood risks. The last coastal flood projection map was done in 2010 but not incorporated into the Town MPS. Large portions of Wolfville sit in flood risk zones. There are already some key requirements in the land use bylaw and policies in the MPS that are addressed when dealing with all new development. Sea Level Rise and Flooding projections should require that all new buildings within the floodplain

Agenda Item

Discussion and Decisions

should be accommodated with floodproofing to 12m at this time.

The Town of Wolfville should investigate a long-term approach to climate change. This study should consider the opportunity to “retreat” from Main Street in contrast to adapt or harden the dykes.

The conversation progressed to commercial zoning and it was agreed that mixed use zoning was needed in residential neighbourhoods as currently, the only convenience store in Town is in the down town core.

The issue of Airbnb’s has become very popular in Wolfville which leaves the town with a lot of rental properties which are not held to the same building code as properly licensed rental properties, and no way for the Town to monitor this. One way to tackle this issue is to introduce a short-term residential license. It is unsure how to best deal with the issue as it has not yet been tackled by any municipality in the province as of yet.

5. Meeting Times

It was requested to review the current regular meeting time for the Planning Advisory Committee as 1:30pm is difficult to attend if have 9am to 5pm employment. It was decided that the next meeting for December 12th would remain the same, and then following meetings would move to the Third Wednesday of the month, at 4:00 pm.

6. Meeting times

Audrey Conroy of Bishop Avenue mentioned that the Minister of Business gave a talk about a per-booking fee with Airbnb. She also mentioned that some insurance companies are offering episodic insurance plans for \$8 per night, for when someone is staying in a short-term rental.

5. Adjournment of Meeting

IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 3:40 PM

**Approved at the December 12, 2018 Planning Advisory Committee Meeting
As recorded by Jean-Luc Prevost, Administrative Assistant, Corporate Services**