



ATTENDING

Mayor Jeff Cantwell, Deputy Mayor Wendy Donovan, Councillor Mercedes Brian, Councillor Dan Sparkman, Chief Administrative Officer Erin Beaudin and Recording Secretary Dan Stovel

GUESTS

Gordon Smith, Provincial Director of Planning at the Province of Nova Scotia, and Alan Howell, Planner with Nova Scotia Department of Municipal Affairs

Planning Advisory Committee Members:

- Robert Barach
- Paul Cabilio
- Scott Roberts

ALSO ATTENDING

Director Corporate Services Jen Boyd, Director Community Development Chrystal Fuller, Director Public Works Kevin Kerr, Planner Devin Lake and interested members of the Public

ABSENT WITH REGRET

Councillor David Mangle, Councillor Hugh Simpson, and Councillor Carl Oldham

CALL TO ORDER

The meeting was called to order at 1:37 pm

1. AGENDA APPROVAL

32-10-15 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED.

CARRIED

2. APPROVAL OF MINUTES

33-10-15 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF OCTOBER 6, 2015 BE APPROVED AS CIRCULATED.

CARRIED

3. CHAIR'S OPENING REMARKS

Thanks to Planning Advisory Committee members for joining the meeting and welcome to MLA Keith Irving. Gordon Smith and Alan Howell were also welcomed to the Special Committee of the Whole meeting.

4. PLANNING MEETING

a. Director Fuller outlined the purpose of the Special Meeting:

- The intention of this meeting was to be a discussion with Council and the Planning Advisory Committee.
- A Report was previously brought forward by Staff to the PAC as a result of the Kings 2050 initiative
- This meeting will provide Council and PAC an opportunity to make inquiries about regional planning initiatives



- Council and PAC will have the opportunity to put forward questions concerning regional planning, regional planning initiatives, and how everything works together, the Kings 2050 process and what, if anything, the Province had any future plans
- Not intended as a formal presentation, but more designed as an opportunity to talk about regional planning issues and to further the conversation

b. Gordon Smith & Allan Howell

- Presented an understanding of the history and background of regional planning and outlined how the Province was looking at Regional Planning
- A request was made in 2011 to the Province for funding of studies related to the development of an inter-municipal or regional plan in the area
- Provincial Commitment (Planning Department) was made in August 2011 to provide \$50,000 over two years
- Invited in the Fall to sign an MOU regarding Kings 2050 but at the time not felt appropriate for the Province to sign the MOU – a process that the Municipalities should be driving, with the Province supporting
- Subsequent to the Study, in 2013 there was an additional request for \$10,000 for a type of Governance Study, of which came out Regional Statements of Interest
- Any municipality within the Kings 2050 Project would seek to abide by the Regional Statements of Interest – the way in which Legislation is set up, the Province cannot review Regional Statements of Interest the way the MGA currently sits
- The Province looks at Regional Planning as an important issue - Municipalities need to come together to cooperate on different issues, not just Land-Use Planning
- Looking for Municipalities to come together and make a commitment as to the process that they will follow and the Province would seek ways in which to support the implementation
- The Province is trying to do some research into different models for Municipalities
- The other piece involved right now is that there is an ongoing major review of the Municipal Government Act (MGA) - what are appropriate models for regional planning

c. The Chair, Mayor Cantwell, opened up the table for questions:

(i). Kings 2050 Framework document

The understanding is that the Kings 2050 document would be the Regional Land-Use document but does not seem to have come to that fruition.

- Given the current legislation and the way that the Province is approaching things, there was an inter-municipal agreement that brought Kings 2050 together, and the Province supported that with funding that was used as expected
- The Province is not a signatory to the Agreement therefore limiting the role that the Province can have – the municipalities are the signatories
- The Province can assist with Municipal Advisors but as it stands now the Province does not have any legislative power to enforce the parties coming to the table
- The Province can encourage parties to come to the table and will certainly do that



(ii). Growth Centres

Identified as one of the biggest issues. A concern that with rampant growth development of very large growth centres that would be many times larger than Wolfville, and some of the existing Provincial Policies, would put a Town like Wolfville behind the eight-ball with regards to what it costs to run a town compared to a non-incorporated area. This makes it harder to remain viable as a Town. How do we get back to creating a Regional Land Use framework when the partners are not talking? How do we deal with the serious issue of creation of growth centres outside of what is seen to be urban growth centres? How do we, with Provincial help, ensure that there is not rampant growth on lands adjacent to the Town? There is now growth within literally walking distances of borders, and it is often heard of young families who live on the border and pay less taxes; thereby losing that young family who would normally support schools – seen to be a serious issue.

- An issue that has been brought to the Province’s attention through different forums – like the UNSM and the Town’s Task Force
- Believe that the issue will come up as part of the MGA review
- The Province is looking for input from the Municipalities as to how things should best be done, and not looking to impose things on the municipalities – a cooperative process
- It is a challenge with Growth Centres as there are separate Municipalities involved and each does their own MPS and Land-Use Bylaw.
- If there is an issue affecting Provincial interest, then the Province will be involved
- There is no legislation about growth centres – this issue is looked at through Statements of Provincial Interest

(iii). Interpretation of statements of Provincial Interest

Encouraging growth in the growth centres naturally protects farm land. How is the Province going to look at Statements of Provincial Interest and how are they going to be measured against the current plans?

- In the process of developing a statement of Provincial Interests on healthy communities, that came out of the Thrive Report
- Looking at issues such as transportation, access to food and community design

(iv). Tax base

The current Towns do not come into existence by accident – all are created by the Province. The reason that the Counties are being predatory towards the Towns is because the tax and infrastructure playing field is slanted dramatically against the Towns. Towns have to maintain all their own infrastructure and the Counties do not. Towns cannot compete in the tax world with the Counties.

- The MGA is under review. The current situation is such that it is difficult for the Province to intervene. Through the MGA process, the hard issues can be seriously looked into – is there a way through the MGA to address some of the imbalances
- Municipal Affairs role is to bring issues forward to the Government – partnering with the municipalities

(v). **MGA Review**

The MGA review will address a number of issues – target date of 2017. The Partnership Agreement is looking at recommendations that came from the Fiscal Review and the Towns Task Force. Long term we can all be hopeful that there is a solution on the horizon. In the middle of the Town's MPS review, and the County is pretty well finished their review. The Town is not able to open the dialogue with the County. Reaching out has not yielded any results – is there anything that the Province can do to help encourage discussion, facilitate and support dialogue?

- The Province can assist through the Municipal Advisor and Planners – seeking different ways in which to encourage the dialogue.
- Councils have to decide to talk with each other – the Province can only encourage, as legislation currently exists

As the review moves forward over the next two years, is the thought to wait to adopt changes until the entire review is completed?

- If there are key burning issues that are not being dealt with through the overall review, those issues would be looked at separately
- Depending on resources that need to be applied, there may be some issues that are moved forward independently of the overall review

(vi). **Kings 2050 Responsibility**

Not convinced that the Province does not have a responsibility towards Kings 2050 having put money towards the study. The Kings 2050 document is not a bad document; however, the problem is that the Kings 2050 document is currently 'dead'. The document has never been ratified.

- The amount put forward by the Province was \$35,000 – funding for two specific issues, the infrastructure study and Regional Statements of Interest. Both documents were completed
- The Studies were completed but no follow-up action has taken place

(vii). **Ivany Report**

An important frame of reference for the Province was the commission on Nova Scotia's economy – the Ivany Report. How does Municipal Affairs see its role, review activities, in reaching some of those broader goals and objectives outlined in the commission Report? How this example of existing neighbouring municipal units creates anti-momentum with respect to achieving objectives within the Ivany Report?

- A very important report - the Ivany Report certainly speaks to the idea of a Regional/Province wide plan.
- Looking at the work that is being done on the MGA review as it is feeding into this discussion – what will the MGA say about Regional Planning
- There is a recognition that where two municipalities borders abut each other and there is development that is happening up against those boundaries, should there be a duty to consult or not – believe that this issue will come up in the MGA review
- Certainly viewed as important – seeking guidance from the Report. The lens through which the Province views things

(viii). Governance Study

In the short term, one opportunity that might be given some thought is that Kings County is at the table with interest in a Governance Study. Is there an opportunity for the Province to bring together the Municipalities to work on the Statements of Provincial Interest – some kind of Workshop. Bring some understanding to all parties of sustainability issues, long term food stability, and security. This might be a way in which to get the discussion on the table.

Can the Province of Nova Scotia ensure that if the Town of Wolfville entered into a Governance Study, it would be in regional interests and would have binding outcomes? A Governance Study in which the Province has a full seat at the table.

- Agreement has to be reached by all Municipalities
- The County is undergoing boundary review that all municipalities completed last year. Every six years, each municipality has to look at its boundaries and their polling districts, number of Councillors. The Town of Wolfville completed the review last year with maintaining the current number of Councillors
- Governance Study motion was brought forward at the beginning of the month by the Warden, Municipality of County of Kings with Terms of Reference being developed within the next 90 days. The Town of Berwick has indicated that it is not interested in participating
- Once the letter from the Municipality of Kings is received requesting level of interest, the letter will be brought forward to Council for further discussion

(ix). Future Opportunities

- Potential Workshop within the County during which Provincial Statements of Interest could be looked into – how can we all move forward together
- As a Municipality, The Town of Wolfville has no clout to bring people to the table, therefore the Province's assistance is needed – Workshop or Governance study
- A Provincially sponsored meeting would be more than just the Municipal units of Kings County, but should also include those municipalities on the border of Kings County

(x). Provincial Review of Kings 2050

What is the Provincial Government's opinion of the Kings 2050 Study?

- Very supportive of Municipal cooperation and see the Kings 2050 Study as a well written document
- The approaches that have been developed for municipal cooperation are good approaches
- There are a number of approaches to Regional Planning that are all being looked at by the Provincial Government – what seems to make sense

- The meeting today was an important dialogue for the Province to take issues back to Deputy Minister and Minister in order to further look at ways in which to move forward in a positive way.



4. CORE AREA TRAFFIC STUDY (RFD 057-2015)

THE RFD WILL STAY WITH COMMITTEE OF THE WHOLE AND FURTHER DISCUSSIONS ARE TO BE HELD WITH THE WBDC REGARDING RECOMMENDATIONS OUTLINED IN THE CORE AREA TRAFFIC STUDY.

ACTION: Staff to coordinate a Council/WBDC meeting to further examine/discuss the recommendations contained within the Core Area Traffic Study.

5. QUESTION PERIOD

Support the need to keep bicycles, skateboards and scooters off sidewalks, but where do the skateboards and scooters go if not on the sidewalk as they are not covered within the Nova Scotia Motor Vehicle Act.

- There will be a requirement for those with skateboards and scooters to walk them if on the sidewalks, while bicycles are required to use bicycle lanes on the road

6. ADJOURNMENT TO IN CAMERA MEETING 3:38 PM

34-10-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE SPECIAL COMMITTEE OF THE WHOLE MEETING BE ADJOURNED TO AN IN CAMERA MEETING TO DISCUSS A CONTRACTUAL ISSUE

CARRIED

7. ADJOURNMENT OF IN CAMERA MEETING

35-10-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE IN CAMERA MEETING BE ADJOURNED AT 3:53 PM

CARRIED

8. ADJOURNMENT OF REGULAR COW MEETING

36-10-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR COW MEETING BE ADJOURNED AT 3:54 PM

CARRIED

Approved by Committee of the Whole Motion 02-11-15

As recorded by Dan Stovel, AA Corporate Services