



**Public Hearing Town Council Meeting**  
**Monday, February 2<sup>nd</sup>, 2015 at 1:00 p.m.**  
**Council Chambers – Civic Building**

56

A Public Hearing of Truro Town Council was held on Monday, February 2<sup>nd</sup>, 2015 at 1:00 p.m. in the Council Chambers of the Truro Civic Building.

Present: Mayor W.R. (Bill) Mills, Deputy Mayor R. Tynes, Councillors B. Kinsman, D. Joseph, C. Fritz, G. MacArthur and T. Chisholm

In Attendance: Director of Finance A. Currie, Director of Planning J. Fox, Director of Parks, Recreation & Culture D. MacKenzie, Police Chief D. MacNeil, Fire Chief B. Currie, Director of Public Works A. MacKinnon, Town Solicitor J. Rafferty and CAO M. Dolter

**a) Public Hearing – Amendments to Planning Documents, Lands South of William Barnhill**

The CAO advised that the public hearing had been advertised. He reviewed a letter received from the Town Planning Advisory Committee, recommending that Council establish a public hearing date to consider changing the future land use designation and rezoning of lands south of William Barnhill Drive, to accommodate the future residential and commercial development, as well as planned expansion of the Truro Business Park.

The Director of Planning reviewed his final report for Council. It recommended that Council approved the proposed amendments to the Municipal Planning Strategy and Land Use Bylaw that will change the future land use designation and zoning of lands south of William Barnhill Drive to accommodate future residential development and a planned expansion of the Truro Business Park.

Deputy Mayor R. Tynes requested that Millbrook be advised of plans for that area, to keep them in the loop and give them a chance to express any concerns they may have.

The Mayor noted that the new zoning would allow for light manufacturing, light industrial uses, not heavy industrial.

**b) Public Hearing – Municipal Planning Strategy Amendment, Policy IM-33**

The CAO advised that the public hearing had been advertised. He reviewed a letter received from the Town Planning Advisory Committee, recommending that Council establish a public hearing date to consider amendments to the Municipal Planning Strategy, Policy IM-33, that would state that Planning staff reports be made available to the public when the Town Planning Advisory Committee or Council agenda package is circulated to committee members and Councillors.

The Mayor noted that this concern came from citizens regarding not having information prior to a meeting.

The Director of Planning advised that he was recommending that the Municipal Planning Strategy be amended to state that Planning staff reports be made available to the public when the Planning Advisory Committee or Council agenda package is circulated to Committee Members and Councillors.

**c) Public Hearing – Municipal Planning Strategy Amendments to the Public Participation Program**

The CAO advised that the public hearing had been advertised. He reviewed a letter received from the Town Planning Advisory Committee, recommending that Council establish a public hearing date to consider approving amendments to the Municipal Planning Strategy Public Participation Program.

The Director of Planning reviewed his final report with Council. It recommended that the Municipal Planning Strategy be amended to revise the Town's Public Participation Program to reduce the public notification mail out radius, to reduce the amount of information included in mail-out packages, to rely more on the Town's website for dispersal of information, and to open up the survey to all residents rather than limit participation to property owners.

The Director of Planning advised that the proposed amendments were intended to make the public participation program open to all residents, instead of restricted to property owners in the vicinity of a proposed development agreement. This would also assist in reducing some of the costs associated with a development agreement and make the process flow smoother.

Deputy Mayor R. Tynes stated that he believed the mail outs should continue and the radius should not be reduced, without knowing the amount of reduction in the radius being proposed.

The Director of Planning advised that the report states that the radius would be reduced from 230 metres (or 750 feet) to 150 metres (or 492 feet). The Planning Advisory Committee had reviewed the matter and felt that 150 metres was more representative of what would be considered the immediate neighbourhood.

Deputy Mayor R. Tynes expressed concern about the proposed option to expedite the development agreement process through the public participation program.

The Director of Planning advised that the decision of speeding up the process would be conducted on a case by case basis and if the Planning Advisory Committee felt that an application did not warrant the need to go through three Planning Advisory Committee meetings, they could eliminate the need for one of those meetings. Any development agreements that could be of large public interest, would still go through the normal amount of three Town Planning Advisory Committee meetings.

Councillor G. MacArthur noted that his concern has always been that the mail outs did not include people who rented apartments in the area, so this proposed amendment would allow those citizens to participate. He also noted that the Town's website needed to be updated.

Councillor T. Chisholm stated that it did cost a lot of money to do the 750 feet mail out, not only the cost of mailing the information, but each mail out also contained a self-addressed and stamped return envelope.

Francis Collins addressed Council and noted that some residents do not use or have access to the internet and that he relied on receiving the Town mail outs.

**Adjournment**

There being no further questions, the Public Hearing was adjourned at approximately 1:50 p.m.

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W. R. (Bill) Mills  
Mayor

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M.W. Dolter  
CAO