



**Truro Town Council Meeting**  
**Monday, December 4<sup>th</sup>, 2017 at 7:00 pm**  
**Council Chambers – Town Hall**

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A regular public meeting of Truro Town Council was held on Monday, December 4<sup>th</sup>, 2017 at 7:00 pm in the Council Chambers of the Truro Town Hall.

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

In Attendance: Director of Planning J. Fox, Director of Public Works A. MacKinnon, Deputy Town Solicitor C. Thompson and CAO M. Dolter

**Public Hearing – 118 Lyman Street, Development Agreement Application**

The CAO advised based on the recommendation from the Town Planning Advisory Committee, a public hearing date was set for today for Council to consider a Development Agreement Application for the development of six, 10-unit, 1 to 2 storey multiple unit residential buildings on lands to the rear of 118 Lyman Street.

The Director of Planning reviewed the Staff Report with Council and advised that he was recommending that Council approve the Development Agreement.

Councillor C. Hinton stated that under Policy 38, it puts specifics into the mix by talking about evaluations based on the proposal being compatible with adjacent structures in terms of height, bulk, scale, lot coverage, and architectural design. It also states that the proposal not detract from established or developing streetscape by significantly varying from the typical height and setback. She stated that in her opinion, 60 unit apartment buildings in the midst of single family dwellings does vary significantly and does not lend itself to a positive mix and she does not support this development application.

Councillor B. Kinsman noted that with regards to the residents' requests for diversity of the buildings, and asked if the motion could include a caveat that the Planning Department and the developer will work together to incorporate a new or more distinctive and innovative design elements.

The Director of Planning stated that discussions on the exteriors of the buildings have already taken place between the developer and the Town, and the Planning Advisory Committee and he did not think the Town could go back and change requirements at this stage.

Mr. Innis, the lawyer for the developer, stated that agreeing to such negotiations leaves the door open for interpretation and the developer could find his way back in front of Council for failing to meet the terms of the agreement. He stated that Mr. Wallace has stated that ensuring the buildings look appealing is in his best interest as well.

Mr. Wallace stated that all through this process he has been open to suggestions from all parties involved and he is going to continue to try to make the best buildings he can, to make them as attractive as possible.

Councillor T. Chisholm noted that the setbacks on this proposal are beyond most proposals that come before Council. He stated that with an increase of traffic, Burnyeat Street would move up the list for streets requiring sidewalks. Councillor T. Chisolm stated that as long as a development application meets the Town's requirement, Council is obligated to vote in favour of it.

On motion of Councillor T. Chisholm and Deputy Mayor C. Fritz, the Development Agreement Application for lands at 118 Lyman Street to permit the development of six, 10-unit, 1-2 storey multiple unit residential buildings on lands at the rear of the subject property was approved as presented, subject to the applicant providing the following outstanding information: storm water management plan, landscaping plan, traffic impact statement and second exit onto 118 Lyman Street. Motion carried with five votes in favour and two nay votes cast by Councillors D. Joseph and C. Hinton.

**ADJOURNMENT**

On motion of Councillors D. Joseph and T. Chisholm, the meeting was adjourned at approximately 9:10 p.m. Motion carried.

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W.R. (Bill) Mills  
Mayor

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M.W. Dolter  
CAO