



**Public Hearing Town Council Meeting  
Monday, July 9<sup>th</sup>, 2018 at 1:00 p.m.  
Council Chambers – Town Hall**

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A Public Hearing of Truro Town Council was held on Monday, July 9<sup>th</sup>, 2018 at 1:00 p.m. in the Council Chambers of the Truro Town Hall.

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

Regrets: Fire Chief B. Currie, Director of Parks, Recreation & Culture A. Simms

In Attendance: Director of Corporate Services A. Currie, Director of Planning J. Fox, Director of Public Works A. MacKinnon, Assistant Director of Parks, Recreation and Culture J. Dawe, Police Chief D. MacNeil, Town Solicitor J. Rafferty and CAO M. Dolter

**a) Public Hearing – 2012 Development Agreement Amendment – Lands Off Upham Drive**

The CAO advised that Meech Holdings Limited has made application to amend a 2012 development agreement to lands off Upham Drive (PID 20232997) to include a new two-phase residential development consisting of 38 dwelling units. A letter from the Town Planning Advisory Committee recommends that Council establish a public hearing date to consider approving the application.

The Director of Planning reviewed his report with Council. He was recommending that Council approve the amendment to the 2012 Development Agreement.

Councillor W. Talbot asked for further clarification regarding the section of the report that states the development does not meet the Town's policy initiatives regarding walking and cycling.

The Director of Planning stated that the policy initiatives are not a requirement, but more information for Council to consider as part of the review process. He noted that in this case, because the development is far from an existing residential area, there would not be an existing sidewalk network to connect to at this time.

The CAO noted through staff discussion, there may be the opportunity from a recreation standpoint for the greenspace that runs along the brook in the area of development that perhaps in the future could be created as a system of walking trails. He stated that this phase is just one phase of the overall planned large development.

Councillor W. Talbot asked if developers are required to participate or make contribution to recreation objectives.

The Director of Planning advised that a developer has the responsibility to provide a certain amount of land for amenity space, but there is no requirement for developers to participate directly in the development of offsite infrastructure improvements. Under the Municipal Government Act, the Town is not permitted to include offsite infrastructure improvements as part of a development agreement approval.

Councillor B. Kinsman expressed concern about protecting the green space along the brook, the green corridor. He noted that report states 15 meters and he assumed this was not based on contours or land forms.

The Director of Planning stated that the 15 meters is a standard set back from a water course that the Department applies to all of the water courses in town and if there are any slopes in excess of a certain percentage, the E1 zoning will be applied. He stated that the third phase of the development is where the water course runs through the property and before the third phase can commence, the development agreement will need to be presented to Council for consideration and approval.

Councillor B. Kinsman asked about storm water management to protect the integrity of the brook.

The Director of Public Works advised that a storm water management plan is required as part of the development agreement. The Town requires that the post development runoff must match, or be less, than the pre-development runoff.

**Adjournment**

There being no further questions, the Public Hearing was adjourned at approximately 1:25 p.m.

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W. R. (Bill) Mills  
Mayor

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M.W. Dolter  
CAO