



## Public Council Meeting

Town of Truro

Monday, May 3<sup>rd</sup>, 2021 – 1:00 p.m.

Virtual Meeting via Zoom

A regular Public Meeting of Truro Town Council took place virtually on Monday, May 3<sup>rd</sup>, 2021 at 1:00 p.m. via Zoom.

Present: Mayor W.R. (Bill) Mills, Deputy Mayor W. Talbot, Councillors A. Graham, B. Thomas, J. Flemming, C. Hinton and J. Barnard

In Attendance: CAO M. Dolter, Director of Public Works A. MacKinnon, Director of Planning & Development J. Fox, Director of Corporate Services B. Coulter, Director of Parks, Recreation & Culture A. Simms, Police Chief D. MacNeil, Fire Chief B. Currie, and Town Solicitor C. Thompson

### 1. **APPROVAL OF AGENDA**

Mayor B. Mills noted an amendment to the agenda with the addition of the following items: 4 d (comments from residents regarding the proposed extended closure of Louise Street) and 10 e (letter to Council from Kathleen MacPherson regarding the potential re-zoning of 125/135 Willow Street).

On motion of Councillors C. Hinton and A. Graham, the Agenda was approved as amended. Motion carried.

### 2. **APPROVAL OF MINUTES**

On motion of Councillors J. Flemming and B. Thomas, the Minutes for the Public Council Meeting on April 12<sup>th</sup>, 2021 were approved as circulated. Motion carried.

### 3. **MOTIONS AND NOTICE OF MOTIONS** – N/A

### 4. **PETITIONS AND DELEGATIONS**

#### a) **Public Hearing – 64 Ford Street, Development Agreement**

On motion of Deputy Mayor W. Talbot and Councillor A. Graham, it was moved that Council approve the request by Wendell Thomas to enter into a Development Agreement permitting a 4-storey, 19-unit residential development on lands including 64 and 50 Ford Street and adjoining lands as described in staff's final report, subject to the submission and approval of a Traffic Impact Statement, Storm Water Management Plan and Landscaping Plan. Motion carried.

#### b) **Public Hearing – 215 Queen Street, Development Agreement Amendment**

There was discussion on the responsibility of the damaged tree roots relating to this development. CAO M. Dolter advised he would seek the legal opinion of the Town's solicitor. It was also suggested that the Developer consider a higher fence and the residents of Logan Street be consulted. CAO M. Dolter indicated this would be brought forward to the Developer.

On motion of Councillor B. Thomas and Deputy Mayor W. Talbot, it was moved to approve the application by Arkham Developments Limited to amend a March 2016 Development Agreement relating to lands at 215 Queen Street to permit one (1) additional dwelling unit, add additional lands, revise timing provisions, remove phasing requirements, and update plans. Motion carried.

c) **Variance Appeal – 185 Kaulback Street**

The Appellant was in attendance and stated the reasoning for the appeal, that being, the proposed structure would block out the sun, especially during January and February after having invested in making his home energy efficient.

A Shadow Study was presented to Council by the Developer along with information on the affordable housing program that would be utilized for this project.

On motion of Councillors J. Flemming and A. Graham, it was moved to uphold the decision of the Development Officer to grant the variance in relation to Building “B” on lands at 185 Kaulback Street. Motion carried.

d) **Proposed Extended Closure of Louise Street – Comments from Residents**

Council heard from Dave Connors on behalf of The Blunt Bartender, Gregor Archibald, Marc and Bev Sheeran, and David McKillop who all voiced their concerns around the proposed extended closure of Louise Street to accommodate the Nook & Cranny’s outside patio request. The request for decision took place later in the meeting and is noted below under ‘New Business’ as item 10 d.

5. **OLD BUSINESS** – N/A

6. **IN-CAMERA SUMMARY REPORT**

CAO M. Dolter indicated that two (2) items of a land or legal nature was discussed with Council on April 20<sup>th</sup> and three (3) issues also of a land or legal nature was discussed with Council on April 29<sup>th</sup>. There are no issues to discuss with Council in-camera following today’s meeting.

7. **COMMITTEE REPORTS**

**CAO Report**

The CAO report for the month of April was presented to Council.

**Corporate Services Report**

Director of Corporate Services B. Coulter presented a brief update to Council as year end results have not yet been finalized.

**Fire Service Report**

The Fire Service report for the month of April was presented to Council.

**Planning and Development Report**

The Planning and Development report for the month of April was presented to Council.

**Police Service Report**

The Police Service report for the month of April was presented to Council.

**Public Works Report**

The Public Works report for the month of April was presented to Council.

## **Parks, Recreation & Culture Report**

The Parks, Recreation & Culture report for the month of April was presented to Council.

On motion of Councillors J. Barnard and A. Graham, it was moved that all reports for the month of April 2021 be approved as presented. Motion carried.

### 8. **QUESTIONS BY MEMBERS**

Councillor B. Thomas inquired about the status of the deer demonstration garden. Director of Parks, Recreation & Culture A. Simms indicated that the Horticulturist is reviewing, and staff will bring forward to Council in due course.

Councillor J. Barnard presented a motion for staff to amend the Municipal Planning Strategy (MPS) and the Land Use Bylaws (LUB) within 60 days. After discussion, Council agreed and unanimously voted to table this item for the next Public Meeting to allow staff time to discuss internally as this is a huge undertaking that would take at least eight (8) months, if not longer, to complete.

### 9. **MOTIONS OF RECONSIDERATION** – N/A

### 10. **NEW BUSINESS**

#### a) **Lyme Disease Proclamation & VON Week Proclamation**

Mayor B. Mills read a Proclamation proclaiming May 2021 as Lyme Disease Awareness Month in the Town of Truro.

Mayor B. Mills also recited a Proclamation declaring the week of May 23<sup>rd</sup>, 2021 – May 29<sup>th</sup>, 2021 as Victorian Order of Nurses (VON) Week in the Town of Truro.

#### b) **Request for Decision: 60 Golf Street, Set Public Hearing Date**

Councillor C. Hinton proposed the tabling of this item to the next Public Meeting; however, it was determined this would not be in accordance with the Municipal Government Act (MGA).

On motion of Councillor J. Flemming and Deputy Mayor W. Talbot, a Public Hearing date for June 7<sup>th</sup>, 2021 has been established to consider approval of a multi-unit residential development consisting of one 8-storey building containing 76 dwelling units on lands at 60 Golf Street, PID No. 20452892. Motion carried.

#### c) **Request for Decision: Appointment of Residential Building Inspector**

On motion of Councillors J. Barnard and C. Hinton, it was moved to appoint Avery Withrow as Residential Building Official of 1- and 2-unit, group C buildings, accessory buildings, and decks covered under the Nova Scotia Building Code Act Part 9. Motion carried.

#### d) **Request for Decision: Nook & Cranny Request, Extended Closure of Louise Street**

Much discussion took place on this request.

Initially, a vote revealed 4-3 against the motion, however, after a misunderstanding, Councillor A. Graham advised her vote was not accurate and requested that the motion be re-read, and a new vote take place.

The new vote revealed 4-3 in favor of the following motion: be it resolved that the Town of Truro agrees to enter into an Agreement with 3279889 Nova Scotia Limited under similar conditions to the Agreement of 2020 with the following provisions: Louise Street to remain open as a one-way street with traffic diverted to Prince Street via the parking lot, no outside live music permitted, the driveway/path to the Marigold Cultural Centre remain open and a full review and consultation of the agreement take place by July 31<sup>st</sup>, 2021. Motion carried.

e) **Letter from Kathleen MacPherson: Potential Re-Zoning of 125/135 Willow Street**

CAO M. Dolter read the letter submitted to Council by Kathleen MacPherson on behalf of Willow Street Neighbors and Friends relating to the potential re-zoning of 125-135 Willow Street.

Director of Planning J. Fox indicated that there is no current development application in progress. Any updates relating to this request will be posted to the Town's social media.

Council acknowledged receipt of the letter and awaits next steps.

11. **MUNICIPAL GRANT REQUESTS** – N/A

12. **ACCOUNTS**

On motion of Councillors J. Flemming and C. Hinton, approval was granted for payment of the accounts for the month of April 2021. Motion carried.

13. **ADJOURNMENT**

On motion of Councillor C. Hinton, it was moved that the meeting be adjourned at approximately 6:10 p.m. Motion carried.

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W. R. (Bill) Mills  
Mayor

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M. Dolter  
CAO