



## Public Council Meeting

Town of Truro

Monday, September 13<sup>th</sup>, 2021 – 1:00 p.m.

Council Chambers & via Zoom

A regular Public Meeting of Truro Town Council took place in Council Chambers and virtually via Zoom on Monday, September 13<sup>th</sup>, 2021, at 1:00 p.m.

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

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*Mayor B. Mills called the meeting to order and began with a Land Acknowledgement recognizing that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaw People.*

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1. **APPROVAL OF AGENDA**

An amendment was noted to the agenda with the addition of item 10 i (Sale of Land on Young Street). On motion of Councillors J. Flemming and J. Barnard the agenda was approved as amended. Motion carried.

2. **APPROVAL OF MINUTES**

On motion of Councillor C. Hinton and Deputy Mayor W. Talbot, the minutes for the Public Council Meeting on July 5<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 – 54-58 Walker Street, Development Agreement**

Council was presented with a motion to approve an application by LMH Holdings Ltd. and enter into a Development Agreement permitting a multi-unit residential development consisting of one 8-storey building containing 55 dwelling units at 54-58 Walker Street.

In making its decision, some members of Council identified several issues. Building height and scale were a main concern expressed as well as reduced parking ratio, lack of visitor parking, traffic impacts and neighborhood incompatibility.

In contrary, other members of Council recognized the positive impact the development would have on supply and demand as the Town's vacancy rate is low at 1.5%. It was also positively noted that energy efficiency is incorporated into the design of the building. Another Council member expressed that parking would not be an issue.

On motion of Councillors J. Flemming and A. Graham, and by way of a vote of 4 – 3 in favor of the motion, it was moved that Council approve the application by LMH Holdings Ltd. and enter into a Development Agreement permitting a multi-unit residential development consisting of one 8-storey building containing 55 dwelling units at 54-58 Walker Street. Motion carried.

b) **TAAC Grounds Revitalization Committee**

To be re-scheduled.

c) **Living Earth Council**

Emily Hunter from the Living Earth Council provided a presentation to Council.

5. **OLD BUSINESS**

a) **Active Transportation Plan Update**

Director of Public Works A. MacKinnon provided Council with an update regarding an Active Transportation Plan. A request for decision was also presented which resulted in the following:

On motion of Councillors J. Flemming and J. Barnard, it was moved that Council approve the Active Transportation Committee to develop an RFP for the hiring of a professional consultant to develop an Active Transportation Plan. Motion carried.

b) **Deer Management Strategy Presentation & Request for Decision**

CAO M. Dolter provided Council with a review of the Deer Management Resource Working Group's progress. A request for decision was also presented which resulted in the following:

On motion of Councillor B. Thomas and Deputy Mayor W. Talbot, it was moved that Council approve the Deer Management Strategy as presented acknowledging that any major changes to the proposed plan will be brought back to Council as Nova Scotia Department of Lands & Forestry are still in the process of reviewing. Motion carried.

6. **IN-CAMERA SUMMARY REPORT**

CAO M. Dolter advised that an in-camera session of Council took place on September 2<sup>nd</sup>, 2021, in which five (5) items of a land and/or legal nature were discussed. An in-camera session of Council will take place following today's meeting where one (1) item of a legal nature will be discussed.

7. **COMMITTEE REPORTS**

a) **CAO Report**

The CAO report for the months of July/August was presented to Council.

b) **Corporate Services Report**

The Corporate Services report for the months of July/August was presented to Council.

c) **Fire Service Report**

The Fire Service report for the months of July/August was presented to Council.

d) **Planning and Development Report**

The Planning and Development report for the months of July/August was presented to Council.

e) **Police Service Report**

The Police Service report for the months of July/August was presented to Council.

f) **Public Works Report**

The Public Works report for the months of July/August was presented to Council.

g) **Parks, Recreation & Culture Report**

The Parks, Recreation & Culture report for the months of July/August was presented to Council.

On motion of Councillors B. Thomas and J. Barnard, it was moved that all reports for the months of July and August 2021 be approved as presented. Motion carried.

8. **QUESTIONS BY MEMBERS**

Councillor Graham indicated that speeding on Smith Avenue and Broad Street continues to be an issue and asked about potential traffic calming measures. Director of Public Works A. MacKinnon suggested the hiring of a third-party traffic consultant to study further which would need to be addressed during budget deliberations.

Councillor Graham asked for an update in relation to the McClure's Mills/Willow Street intersection. Director of Public Works A. MacKinnon advised he would get an update from the Sr. Engineer on the installation of the new traffic controller and report back to Council.

An update on the Golf Street appeal was requested by Councillor A. Graham. Solicitor C. Thompson advised that he and the appellant's solicitor have until September 23<sup>rd</sup> to submit their written arguments with rebuttal arguments due the following week. A decision would follow in which it's anticipated it could take up to 60 days.

Councillor Hinton inquired about repairs in the back parking lot of Mattatall's Funeral Home as damage occurred a couple years ago during construction of an apartment building on Victoria Street. Director of Public Works A. MacKinnon noted that he would check on the status of the asphalt repair, however tree planting won't take place until all repairs are completed.

In follow up to the presentation by the Living Earth Council, the following motion was presented: On motion of Councillors C. Hinton and A. Graham, it was moved that Council gives CAO M. Dolter authority to prepare a letter to the Chair of the AREA Board requesting a presentation for Council. Motion carried.

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

10. **NEW BUSINESS**

a) **Rail Safety Week Proclamation**

Mayor B. Mills declared September 20, 2021, to September 26<sup>th</sup>, 2021, as Rail Safety Week in the Town of Truro.

- b) **Request for Decision: Transfer of 2020/2021 Surplus to Capital Reserve**  
On motion of Councillors J. Flemming and A. Graham, it was moved that Council approve an unbudgeted transfer to the capital reserve in the amount of \$2,042,282 for the year ended March 31<sup>st</sup>, 2021. Motion carried.
- c) **Request for Decision: Approval of Audited Financials**  
On motion of Councillor J. Flemming and Deputy Mayor W. Talbot, it was moved that Council approve the audited consolidated financial statements for the year ended March 31<sup>st</sup>, 2021, as circulated. Motion carried.
- d) **Request for Decision: MFC Loan Refinance**  
On motion of Councillors A. Graham and J. Barnard, it was moved that Council approve the refinancing of MFC debenture 31-A-1 balloon payment totalling \$666,000 for a term not to exceed 10 years at an interest rate not to exceed 5.5%. Motion carried.
- e) **Request for Decision: Events Truro Colchester – Reallocation of Budget Funds**  
On motion of Deputy Mayor W. Talbot and Councillor A. Graham, it was moved that Council approve the reallocation of \$25,000 of the regional events budget to be used for two upcoming events at the Rath Eastlink Community Centre (RECC). Motion carried.
- f) **Request for Decision: 118 Lyman Street – Development Agreement Extension**  
On motion of Councillors J. Flemming and A. Graham, it was moved that Council grant a 3-year extension to the timing provisions noted in Part 6.4 of the registered Development Agreement #112267449 in relation to 118 Lyman Street. Motion carried.
- g) **Request for Decision: 85 Young Street – Set Public Hearing Date**  
On motion of Councillors J. Barnard and B. Thomas, it was moved that Council set a Public Hearing date for October 4<sup>th</sup>, 2021, to consider entering into a Development Agreement with 3335995 Nova Scotia Ltd. to permit a multi-unit residential development consisting of one 5-storey mixed-use building containing 53 dwelling units and approximately 220 m<sup>2</sup> (2368 ft<sup>2</sup>) of commercial space on lands at 85 Young Street. Motion carried.
- h) **Request for Decision: Blunt Bartender Patio Extension Request**  
On motion of Councillor A. Graham and Deputy Mayor W. Talbot, it was moved that Council agrees to extend the Agreement to allow for the Blunt Bartender to operate a sidewalk café patio on a portion of Prince Street, as outlined on the circulated existing Agreement. Motion carried.
- i) **Request for Decision: Sale of Land on Young Street**  
On motion of Councillors J. Flemming and A. Graham, it was moved that the Town of Truro enter into an Agreement of Purchase and Sale to sell a total of 13.5 acres to 4337139 Nova Scotia Limited, as outlined in the draft Agreement of Purchase and Sale that was circulated to Council. Motion carried.

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

12. **ACCOUNTS**

On motion of Councillor C. Hinton and Deputy Mayor W. Talbot, approval was granted for payment of the accounts for the months of July and August 2021. Motion carried.

13. **ADJOURNMENT**

On motion of Councillor C. Hinton, it was moved that the meeting be adjourned at approximately 5:20 p.m. Motion carried.

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W. R. (Bill) Mills  
Mayor

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M. Dolter  
CAO

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