



Public Hearing Town Council Meeting
Monday, November 3rd, 2014 at 1:00 p.m.
Council Chambers – Civic Building

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A Public Hearing of Truro Town Council was held on Monday, November 3rd, 2014 at 1:00 p.m. in the Council Chambers of the Truro Civic Building.

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

Regrets: Councillor G. MacArthur

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

Public Hearing – 454 Queen Street, Rezoning

The CAO advised that Council had set a public hearing date today to hear an application by the Dismas Society to rezone lands at 454 Queen Street from the Industrial M1 Zone to the Industrial P3 Zone, to permit the development of a new multi-unit residential care facility to replace the existing facility on the same property. The CAO advised that the hearing had been advertised.

The Director of Planning reviewed his final report for Council. It was staff's recommendation that Council approve the rezoning application for 454 Queen Street. He noted that the Director of Public Works has reviewed the proposal and has requested that the applicant incorporate flood water retention into the proposed design, to which the applicant has indicated that they will work with their engineer to accomplish that.

Dick Cotterill, President of the Dismas Society, was present to answer questions.

Councillor T. Chisholm asked what the existing building would be used for once the new facility was built.

Mr. Cotterill advised that the Society had two possibilities they were considering; one would be to use the building as "secondary housing", for those individuals leaving the halfway house but still needing a place to live; or the Society has been in touch with the homeless outreach organization for possible use.

Councillor R. Tynes noted that Council had refused to extend a development agreement for another property in the floodplain area a few months ago and asked if clarity as to whether Council denied the extension because of previous extensions or because it was on a floodplain.

The Mayor stated that because the development agreement had expired and no construction had been started previously when it was first approved, that at that time Council would deny the extension.

The Director of Planning advised that when Council was considering the extension of that particular development agreement, they requested that staff look into the potential of a moratorium on new development within the floodplain. At the time, staff and legal had advised that Council could not implement a moratorium until the Municipal Planning Strategy and Land Use Bylaw were updated, following the new floodplain study that is currently in progress. The Director of Planning noted that for the current application before Council, the Director of Public Works is aware of the property's storm water storage usage, which has been expressed to the developer who has indicated that they are working with a local engineering company and are open to the idea of dealing with the storage solution on the property.

Mr. Gordon McCabe advised that he owned the property on the east side of High Street and that the land at 454 Queen Street is the natural drainage for his property. The water collects in his fields during heavy rain and then drains across the property, across Queen Street and to the river. He stated that if the land is raised for the proposed development, it will act as a dam and keep his property flooded. He also stated that he believed it was only a matter of time before the Dismas Society re-introduced the current building as a halfway house for more "ex-cons" to live in. Mr. McCabe noted that there are no sidewalks on Queen Street and the individuals walk two or three abreast and do not move for traffic.

Councillor T. Chisholm asked if anything could be done by the Town to drain the water, such as a culvert.

The Director of Public Works stated that he was not sure a culvert would help and that he would have to look at the profiles of both High Street and Queen Street to determine if the property was built up, if the water would still flow across High or Queen.

Councillor B. Kinsman noted that the recommendation from the Planning Department notes that the Director of Public Works requested that the applicant incorporate some storm water retention measures into the development. He asked if the recommendation could be reworded to state that storm water retention measures be developed as approved by the Director of Public Works.

The Director of Planning advised that Council can make such a change as part of their motion.

Mr. Cotterill noted that the proposed new building is 3,600sqft and is a small percentage of the total property. He advised that he believed working with his own engineers and the Town's Director of Public Works, they could perhaps even improve the water issues rather than worsen the situation for Mr. McCabe.

Adjournment

There being no further questions, the Public Hearing was adjourned at approximately 1:35 p.m.

W. R. (Bill) Mills
Mayor

M.W. Dolter
CAO