



TOWN OF TRURO

# Draft Community Plan

## Separating FACT from FICTION

**A lot of people are talking about Truro's new Community Plan, unfortunately not all of what you are hearing is true.**

Truro's draft Community Plan is the document that will guide how our Town will develop and grow over the next decade. The draft Plan includes the Town's Community Goals, Strategic Priorities, Municipal Planning Strategy, and Land Use Bylaw. The community values and priorities that form the foundation of this document are based on the results of the Truro, Let's Connect public engagement and consultation process held over several months in 2021-23. Through a combination of mailouts, social media posts, pop-up sessions, public workshops, stakeholder consultation, and online/paper surveys, Truro, Let's Connect reached out to all Truro residents. The response was amazing; almost 2,000 people took the time to participate and their input helped Council develop policies around important issues such as housing, the environment, and climate change.

Now that the draft Plan has been made available to the public, there seems to be a lot of talk in the community and there is a lot of misinformation out there. The following are some common misconceptions about the proposed Plan, along with some notes to help separate fact from fiction.

**FICTION: "Apartments and other developments will be allowed in Victoria Park."**

**FACT :** Victoria Park is a treasured area to residents in the Town of Truro and Town Council would not allow private development to take place anywhere within Victoria Park. All areas of Victoria Park, including the Town's watershed where the Railyard Mountain Bike Park is located, are all zoned as "Parks and Open Space" in the draft Community Plan. No apartments or other residential uses are permitted.



**FICTION: "There's going to be a road built through Victoria Park."**

**FACT :** An old regional transportation plan for the Truro area included a road from Highway 102 in Millbrook to the Salmon River, around the southern edge of Truro. William Barnhill Drive is part of this road and the old regional transportation plan showed this road would cross the Lepper Brook Dam, connecting Young Street to Wood Street. The 2010 Community Plan made reference to this road and it was simply carried over into the new draft Community Plan. However, if Council decides that the Town has no intention of building this road, it will be removed from the new Community Plan before final approval.

**FICTION: "Adult entertainment uses are allowed all over Town, including next to my house."**

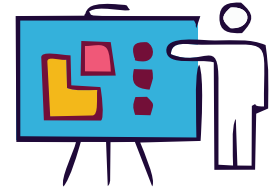
**FACT :** Provincial Legislation does not allow the Town to prohibit land uses like "adult entertainment" (i.e. strip clubs). The Province does, however, allow the Town to regulate land uses and control where they are permitted. In order to regulate a land use, it must be defined and the Town's Land Use Bylaw must state where the use would be allowed. The draft Community Plan does permit adult entertainment uses in some commercial and industrial areas of Truro subject to a list of conditions designed to ensure that the use is situated away from uses such as homes, schools, religious institutions, parks, playgrounds, and accommodations. These conditions make it very difficult to find a location that would allow an adult entertainment use and make it impossible to have one next to a residential property or within any residential area.



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**FICTION: “Section 8 of the draft Community Plan is being withheld and will be “snuck” into the final Plan at the last minute.”**

**FACT :** Part 8 of the draft Community Plan is the Town's Subdivision Bylaw. The Municipal Government Act of the Province of Nova Scotia allows municipalities to adopt a Subdivision Bylaw to control how land can be subdivided and consolidated in order to create new lots or adjust property boundaries. An update of the Subdivision Bylaw is ongoing and expected to be complete next summer. Before the updated Bylaw can form part of the new Community Plan, it will need to be approved by Town Council following a full public review.



**FICTION: “The Town is doing nothing to create more Affordable Housing.”**

**FACT :** The Province only recently gave the Town the ability to require developers to build affordable housing. There are a lot of unknowns around these new rules, and a seemingly simple question like, “What is affordable?” actually has a very complicated answer. Rather than tackle this complex issue as part of the Community Plan review process, Council believes that affordable housing should be studied separately. The Town is also hoping to learn from other Nova Scotian communities that are currently developing their own affordable housing requirements.

**FICTION: “The Town is doing nothing about the Housing Crisis.”**

**FACT :** The new draft Community Plan includes the ability for homeowners to create in-law suites or additional dwelling units on their properties. These accessory dwelling units are a very cost-effective way of providing new housing. They also help to deal with rising housing costs by allowing homeowners to supplement their income. Also, the draft Plan tries to eliminate some of the “red tape” around getting new apartment units approved and on the market, but only in areas where there is expected to be little impact on existing neighbourhoods.

**FICTION: “Tall buildings are going to be permitted throughout Town.”**

**FACT :** The Town's current Community Plan allows Council to consider multi-storey buildings in many areas of Truro. The new draft Community Plan actually introduces new height restrictions that limit the height of buildings near existing residential neighbourhoods. Buildings with more than three storeys, for example, must be located away from nearby residential areas and the taller the building is, the greater the setback requirement.



**FICTION: “New development on the higher grounds south of Town will flood existing neighbourhoods.”**

**FACT :** Truro is growing and there is significant interest from private developers to develop lands on the higher grounds in the southern areas of Town. This includes lands at the end of Martha and Maclean Streets, and south of William Barnhill Drive. Right now, the Town does not require development proposals in these areas to create a well-connected street network, good trail systems, or an overall stormwater management plan. The new draft Community Plan addresses these items, and includes conceptual development plans for these areas to address stormwater management, traffic management, and to create a network of trails and open spaces.



**FICTION: “The town is not concerned with development in the floodplain.”**

**FACT :** A large portion of the Town of Truro is situated in the Salmon River Floodplain. Ideally, development would not occur in these flood-risk areas, but this would place significant restrictions on many property owners. Instead, Town Council has opted to take a balanced approach to the issue of floodplain development. The Salmon River floodplain has been extensively studied, surveyed, and major flood events have been modelled. These studies conclude that development can safely occur in certain parts of the floodplain provided standards are in place to help protect new development from flood damage.

Do you have any other questions about the draft Community Plan? If so, please contact the Town's Planning & Development Department by phone at 902-895-1148 or by email at [planning@truro.ca](mailto:planning@truro.ca). You can review a full copy of the draft Community Plan on our website linked here: <https://www.truro.ca/truro-lets-connect-community-plan.html>