

**PREPARED FOR**

Truro Town Council, July 7, 2025

**PREPARED BY**

Jason Fox, Director of Planning & Development Services

**DATE**

June 18, 2025

**SUBJECT**

Proposed amendments to the Town of Truro's Municipal Planning Strategy and Land Use By-law to establish a West Prince Neighbourhood Advisory Committee and implement new land use policies and regulations in the West Prince Street Area designed to ensure the integrity and stability of The Island neighbourhood.

## RECOMMENDATION

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

Staff recommended that Council adopt the West Prince Neighbourhood Advisory Committee Policy, a draft copy of which is attached to and forms part of this report. Staff also recommend that Council approve amendments to the Town's Municipal Planning Strategy and Land Use By-law, as outlined in this report, that will:

- a) define the West Prince Area (as delineated on the West Prince Area Map contained in this report);
- b) change the policy area designation of any lands in the West Prince Area that are designated Regional Service to Urban Corridor;
- c) rezone 280 Prince Street and all vacant properties in the West Prince Area from Regional Service (RS) to Urban Corridor (UC);
- d) implement changes to the Regional Service (RS) Zone that will introduce height restrictions and limit more intensive commercial uses in the West Prince Area;
- e) establish an area advisory committee to review planning applications at the western end of Prince Street in and around the neighbourhood known as "The Island"; and
- f) amendments to the Town's Land Use By-law, as outlined in this report, that will rezone the new Argus Drive baseball field property from the Regional Service (RS) Zone to the Parks & Open Space (PO) Zone.

## BACKGROUND

The West Prince Neighbourhood, or "The Island", is one of three historic African Nova Scotian neighbourhoods in the Town of Truro. The only one of the three neighbourhoods to remain largely intact, today the Island is home to a large number of people of African decent, many of whom are descendants of the original settlers. The Island is a thriving and cohesive neighbourhood with young families and a strong sense of community rooted in cultural identity. Recently there has been significant reinvestment in the housing stock with new homes being constructed as well as renovations to existing homes, reflecting residents' ongoing investment in the future of their neighbourhood. The Island is comprised of around 40 single detached homes located at the western end of Prince Street, just beyond Juniper Street. It includes homes on both Prince Street and Brodie Avenue. The boundaries of the neighbourhood are currently well defined by the Golf Course to the south and west, the Argus Drive baseball field to the north, and commercial development along Juniper and Prince Streets to the east. The Island was initially much larger than it is today, and at one time extended east along Prince Street towards Golf Street and would have included homes on Clyke Street. The neighbourhood's name is in reference to the fact that the section of Prince Street west of Juniper is slightly elevated in relation to surrounding lands which are low lying, marshy in some places, and susceptible to flooding.



View of the West Prince Neighbourhood (The Island) looking west from Prince Street

The Town of Truro has recently seen a significant increase in development activity and the prospect of higher density housing developments located near or adjacent to The Island has been a cause for concern amongst neighbourhood residents. The basis for this concern is the potential for this development to have a negative impact on existing neighbourhood residents' quality of life, their sense of belonging, and their attachment to their community. Nearby development may also contribute to increased pressure from developers to buy up and redevelop land in the neighbourhood. It was factors such as these that contributed to the decline of Truro's other African Nova Scotian neighbourhoods and residents of The Island are concerned that their neighbourhood may suffer the same fate. The result would be a loss of neighbourhood integrity, leading to an exodus of current residents and the devastating decline of the one remaining African Nova Scotian neighbourhood in Truro. These concerns reflect a broader historic pattern of systemic displacement experienced by African Nova Scotian communities across the province.

A recent development application abutting The Island clearly demonstrated that the Town's current policies and regulations are insufficient to ensure the continued existence and stability of the neighbourhood. The application, which consisted of a 5-storey, 52 unit residential building, also highlighted the need to amend the Town's planning policies, regulations, and procedures to ensure they are properly aligned with the Town's Community Goals. It was apparent that the proposed development, which met many of the Town's regulatory requirements, did not align with the Town's Community Goals related to inclusion and engagement. To address this issue, in January 2025, Council directed Staff to review the Town's Planning Policies and Regulations and prepare amendments

to the Town's Planning Documents to ensure that new development proposals in and around The Island complement the existing neighbourhood and contribute to the healthy sense of community and belonging that current residents enjoy.

Council specifically requested that lands along the western end of Prince Street currently zoned Regional Service (RS) be rezoned to the Urban Corridor (UC) Zone and that a West Prince Neighbourhood Advisory Committee be established. Council felt that the UC Zone, which includes greater protections for neighbouring residential uses and which is less permissive than the RS Zone, would be a more appropriate zone for this section of Prince Street. Council also sought to establish a committee, primarily made up of residents from the area, that would be responsible for reviewing all planning applications on lands in and around The Island, including all lands that were historically part of the neighbourhood.

The next section of this report will discuss the merits of the amendments proposed by Council along with a recommended alternative. A full list of the amendments proposed by Council are attached to this report as Appendices. Also attached to this report is a draft copy of the proposed West Prince Neighbourhood Advisory Committee Policy. Staff are recommending that Council adopt this Policy to establish the West Prince Neighbourhood Advisory Committee and set out the Committee's mandate, membership, and other details.

*This Staff Report has been revised to correct a mapping error in the Staff Report dated May 26<sup>th</sup> and presented to Council for first reading on June 2. The proposed zoning map did not reflect the most recent map changes that were recommended by the Planning Advisory Committee (PAC) and presented to the public.*

## DISCUSSION

### ALIGNMENT WITH THE TOWN'S COMMUNITY GOALS

Truro's 2024 Community Plan includes 16 Community Goals that are intended to guide how the Town will grow and develop over the next decade and inform Council's decision making when it comes to land use and planning decisions. Three of these Community Goals are significant when planning for development in and around The Island; specifically goals related to ensuring that Truro is an Inclusive, Engaged, and Attractive Community. For the Town to allow any development that would jeopardize the cohesion and integrity of The Island neighbourhood would be a significant departure from these Community Goals. The proposed creation of a West Prince Area Advisory Committee (WPAAC) to review and make recommendations on planning applications in and around the West Prince neighbourhood is expected to align with these goals.

- **INCLUSIVE COMMUNITY** | The Island is a thriving and cohesive neighbourhood with a strong sense of neighbourhood identity that provides its residents with a sense of belonging; a key aspect of inclusion. The West Prince Area Advisory Committee will be tasked with reviewing major development applications in and around the Island neighbourhood. This Committee will ensure that any land use decisions carefully consider any potential impact on the Island neighbourhood and ensure that residents continue to enjoy a strong sense of belonging and community .
- **ATTRACTIVE COMMUNITY** | Unlike the Regional Service Policy Area, development agreement applications in the Urban Corridor Policy area must take into consideration urban design standards that are intended to ensure that new development emphasizes high quality design and appealing streetscapes. The proposed Policy Area change is, therefore, an important part of ensuring that development along west Prince and Juniper Street contributes to a more attractive community.
- **ENGAGED COMMUNITY** | The West Prince Area Advisory Committee (WPAAC) will be tasked with reviewing major development applications in and around the Island neighbourhood. This Committee will be instrumental in involving and directly engaging area residents in any local land use decisions,

## THE WEST PRINCE AREA ADVISORY COMMITTEE (WPAAC)

A key consideration when establishing the new WPAAC will be the area included in the Committee's jurisdiction. The intent is that all development agreement and rezoning applications in this area would be subject to review and recommendation by the WPAAC. At recent public information meetings and Planning Advisory Committee meetings, it was apparent to Planning Staff that residents of the Island neighbourhood want input on any planning applications and development proposals on lands that are abutting or within the historic boundaries of their community. Staff have reviewed historical records and worked with Nevin Jackson, a local expert on the history of The Island, and determined that the neighbourhood would have at one time extended east along Prince Street to Clyke Street. Considering this and the desire to include lands abutting the historic extents of the neighbourhood, Staff are recommending that the jurisdiction of the WPAAC extend all the way east to Golf Street, south and west to the golf course, and north to the Argus Drive baseball field and the drainage ditch that runs from Kiwanis Pond and along the northern edge of 60 Juniper Street. A West Prince Area Map is included as a schedule to the draft West Prince Area Advisory Committee Policy, attached to this report as Appendix "E".

With the creation of any new committee or changes to the Town's established development processes, there is an understandable concern that there will be an associated increase in "red tape" or longer development approval timelines. In this instance, Staff are recommending that the WPAAC not add or duplicate the Town's current approval process. The proposed West Prince Area Advisory Committee Policy, attached to this report as Appendix "E", outlines the recommended approval process for development agreement and rezoning applications in and around the Island neighbourhood. The proposed approval process will include 1 additional step when compared to the Town's current approval processes. This could potentially add up to a month to the current approval timelines, which run approximately 5 to 6 months. It is also possible that PAC and WPAAC meetings could be scheduled in such a way that no additional time is required. Staff believe that increasing timelines by one month is a minor inconvenience when weighed against the expected benefits of establishing an area advisory committee for the west Prince neighbourhood.

## IMPACT OF THE PROPOSED AMENDMENTS

For affected landowners, the most consequential aspect of these amendments will be the proposed change to the policy area designation and zoning of lands at the western end of Prince Street from the Regional Service Policy Area and Regional Service (RS) Zone to the Urban Corridor Policy Area and Urban Corridor (UC) Zone. When considering development agreement applications, Council will take into consideration the policies of the relevant Policy Area.

Relative to the Regional Service Policy Area, the Urban Corridor Policy Area designation requires greater consideration be given to a proposal's architectural design, landscaping, impact on the streetscape, and its impact on nearby residential uses. Like the

Urban Corridor Policy Area, the UC Zone also includes greater consideration to design elements, and includes urban design standards that would apply to any development proposal, not just development agreements. While this may result in higher quality development that improves the appearance of the Town, these design considerations may also increase costs associated with development. In addition, the proposed rezoning from the RS to the UC Zone will result in the following:

- fewer permitted uses, including the removal of many commercial uses such as "automobile sales & rentals", "warehousing & storage", and "beverage room, lounge, & cabaret";
- multi-unit residential development will require a development agreement for proposals larger than 12 units instead of 18; and
- more restrictive height limits and setback/buffering requirements where abutting other less intensive zones;

## ALTERNATIVE OPTION

Rezoning all lands in the West Prince Area from the Regional Service (RS) Zone would make a number of established commercial uses non-conforming, including any existing automobile sales, automobile rentals, and restaurant uses. These uses would be "grandfathered" and legally allowed to continue to operate but any redevelopment of these properties would have to comply with the new zoning regulations. These amendments will, in effect, establish that it is Council's intent that the future development of this section of Prince Street be limited to a mixture of light commercial uses and multi-unit residential proposals.

Making every established commercial use in the west Prince Area non-conforming is not recommended. As an alternative, Council may wish to only rezone a portion of the properties in the West Prince Area to the Urban Corridor (UC) Zone. This could include just those properties that are vacant or that immediately abut the General Residential (GR) Zone while other properties would remain zoned Regional Service (RS). The underlying Policy Area designation of all the West Prince Area properties would, however, still change from Regional Service to Urban Corridor. This would ensure that most existing businesses remain legal uses (they would not become non-conforming uses).

By having the underlying Policy Area designation change to Urban Corridor, Council can ensure that most major redevelopment proposals would still require a development agreement and be subject to the additional design and neighbourhood compatibility considerations provided by the Urban Corridor Policies. Major redevelopment proposals would also be subject to a review and recommendation by the WPAAC. In addition to Council's requested amendments, this alternative was presented to the Planning Advisory Committee on March 31<sup>st</sup> and to the Public Information Meeting on April 16<sup>th</sup>.

## COMMUNITY RESPONSE

Around 18 people attended the sessions, including residents and commercial property owners from the area. Area residents expressed the following concerns:

- residents being pushed out by new development and the future existence of the neighbourhood is at risk;
- residents want more consultation and community engagement/input on new development proposals;
- concern that new higher density residential uses and commercial development might have a negative impact on the neighbourhood; and
- concern that the proposed alternative (i.e. changing the designation but keeping the Regional Service (RS) Zone) did not provide enough protection for the Island Neighbourhood.

There were four commercial property owners from the West Prince Area in attendance and they expressed the following concerns:

- current Regional Service (RS) Zone is appropriate for the existing commercial area long Prince and Juniper;
- all affected businesses would be made non-conforming by the proposed zoning change;
- only the existing commercial use would be permitted, any rebuilding or expanding would not be allowed;
- proposed Urban Corridor (UC) Zoning limits redevelopment options, much more restrictive than the Regional Service (RS) Zone; and
- overall negative impact on property values and value of their businesses.

## RECOMMENDED OPTION

Based on feedback from the neighbourhood, Planning Staff are recommending a third option. Like the other options considered, this option would also change the policy area designation of lands in the West Prince Area from Regional Service to Urban Corridor. Also, Staff are still recommending that selected properties, including 280 Prince Street and all vacant properties, be rezoned to Urban Corridor (UC) and all other lands would retain their Regional Service (RS) Zoning.

The key difference that Staff are recommending would be the proposed changes to the RS Zone requirements. These changes would limit the intensity of development permitted in the West Prince Neighbourhood Area. Suggested amendments to the RS Zone include limiting the height of buildings in the West Prince Area to 4 storeys. This would be in addition to the current RS Zone provision that limits buildings to 3 storeys within 14.7 metres (48.2 feet) of a GR Zone. The changes would also prohibit, or limit, potentially incompatible or intensive land uses on RS Zoned properties in the West Prince Area. This would include a restriction on uses such as: adult entertainment; animal hospital/shelter; beverage room, lounge, and cabaret; emergency shelter; and textile mill.

The benefit of this option is that intensive development proposals would be controlled and require review by the West Prince Area Advisory Committee as well as approval by Council. Also, this option will not make most existing businesses in the area non-conforming.

## APPENDIX A | MUNICIPAL PLANNING STRATEGY TEXT AMENDMENTS

ISSUE	PAGE/SECTION	PROPOSED AMENDMENT
1. Required update to the description of the Urban Corridor Policy Area	Chapter 4, Page 10 Subsection 4.3.1 The Urban Corridor Policy Area	<p>Amend Subsection 4.3.1 by adding the text shown in italics so that subsection 4.3.1 reads as follows:</p> <p><b>4.3.1 The Urban Corridor Policy Area</b></p> <p>The Urban Corridor Policy Area has been created to help promote the growth of vibrant, attractive, walkable, accessible places along major routes into Truro's Downtown Core. These corridors offer the opportunity to accommodate new housing and new economic activity in an area that will not require new infrastructure, that will support active transportation, and will have minimal impact on established neighbourhoods located away from major transportation routes. This Policy Area is intended to accommodate more intensive residential uses and a range of non-intensive commercial uses that will complement neighbouring residential uses. This Policy Area encompasses lands surrounding the Downtown Core including lands along Young, Willow, King, East Prince, Brunswick, Pleasant, and Robie Street where development is primarily comprised of early to mid twentieth century homes that have been converted to commercial or multiple unit residential uses. <i>This Policy Area will also include lands along busier streets where limited commercial, multi-unit residential, and mixed-use development is desirable provided potential land use conflicts with neighbouring residential areas can be addressed. This would include areas such as the western end of Prince Street, King Street and Glenwood Drive.</i> It is Council's intent that any commercial use of these lands be balanced with the need to preserve the character of nearby residential areas.</p>
2. Required update to the description of the Urban Corridor Policy Area	Chapter 4, Page 10 Subsection 4.3.1 The Urban Corridor Policy Area	<p>Amend Policy UC-31 (Previously UC-34) by deleting the text shown stricken and adding the text shown in italics so that Policy UC-31 reads as follows:</p> <p>It shall be a policy of Council to establish the Urban Corridor Policy Area on the Town's Policy Area Map. This Policy Area is intended to apply to lands along major routes into Truro's Downtown Core <del>that are characterized by a mixture of uses, primarily in older converted dwellings</del> <i>where Council wishes to encourage limited commercial, multi-unit residential, and mixed-use development proposals that complement abutting residential neighbourhoods and provided potential land use conflicts can be addressed.</i></p>
3. Required update to the description of the Urban Corridor Policy Area	Chapter 4, Page 10 Subsection 4.3.1 The Urban Corridor Policy Area	<p>Delete Policy UC-32 (Previously UC-35) in its entirety and replace it with the following new Policy UC-32:</p> <p><i>The Urban Corridor Policy Area will apply to lands along busier streets that generally lie just outside of the downtown core and run through or adjacent to established residential areas. This includes portions of Young, Prince, Queen, Brunswick, Park, Duke, Arthur, Pleasant, King, Robie, Juniper, and Willow Streets.</i></p>
4. Required update to the description of the Urban Corridor (UC) Zone	Chapter 4, Page 11 Subsection 4.3.2 The Urban Corridor (UC) Zone	<p>Delete Policy UC-33 (Previously Clause UC-36) in its entirety and replace it with the following new Policy UC-33:</p> <p><i>The Urban Corridor (UC) Zone will apply to lands in the Urban Corridor Policy Area that are situated along busier streets just outside of the downtown core that run through or adjacent to established residential areas. This includes portions of Young, Prince, Queen, Brunswick, Park, Duke, Arthur, Pleasant, King, Robie, Juniper, and Willow Streets.</i></p>

ISSUE	PAGE/SECTION	PROPOSED AMENDMENT
5. Introduce support for additional planning protections for the West Prince Area	Chapter 4, Page 14	<p>Add a new subsection following subsection 4.3.7 that reads as follows:</p> <p><b>4.3.8 The West Prince Area</b></p> <p>The West Prince Neighbourhood, or “The Island”, is one of three historic African Nova Scotian neighbourhoods in the Town of Truro. It is the only one of the three neighbourhoods to remain largely intact and today the Island is home to a large number of people of African decent, many of whom are descendants of the original settlers. The Island is a thriving and cohesive neighbourhood with young families and a strong sense of community rooted in cultural identity.</p> <p>Council is concerned about the potential negative impact that intensive development may have on residents of The Island neighbourhood, particularly their quality of life, their sense of belonging, and their attachment to their community. Council also recognizes that new development may also contribute to increased pressure from developers to buy up and redevelop land in the neighbourhood. It was factors such as these that contributed to the decline of Truro’s other African Nova Scotian neighbourhoods and Council is concerned that The Island neighbourhood may suffer the same fate. In response, Council wishes to ensure that new development proposals in and around The Island complement the existing neighbourhood and contribute to the healthy sense of community and belonging that current residents enjoy. To this end, Council will define the West Prince Area and introduce additional controls to limit the height and types of development that will be permitted in this area of Town.</p>
6. Introduce policies to support the additional planning protections for the West Prince Area	Chapter 4, Page 14	<p>Add the following new policies immediately after the new subsection 4.3.8 described in amendment no. 5:</p> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <p><b>Policy UC-52</b> <span style="float: right;">RSL VIB ATR INC ENG</span></p> <p>It shall be a policy of Council to include a map in the Land Use By-law that will delineate the West Prince Area, which shall comprise the area that was historically part of “The Island” neighbourhood, one of Truro’s three historic African Nova Scotian neighbourhoods, as well a buffer of properties that are situated just outside of the historic extents of the neighbourhood.</p> </div> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <p><b>Policy UC-53</b> <span style="float: right;">RSL VIB ATR INC ENG</span></p> <p>It shall be a policy of Council to limit the height of new structures and the range of permitted uses within the West Prince Area to ensure that new development proposals in and around “The Island” complement the existing neighbourhood and contribute to the healthy sense of community and belonging that current residents enjoy.</p> </div>
7. Introduce Support for the creation of the West Prince Area Advisory Committee	Chapter 4, Page 14	<p>Add a new subsection following the new subsection 4.3.8 and new policies described in amendment no. 6 that reads as follows:</p> <p><b>4.3.9 The West Prince Area Advisory Committee</b></p> <p>To ensure that residents of the West Prince Neighbourhood, or “The Island” have a greater say in development proposals that may impact the stability and integrity of their neighbourhood, Council wishes to establish a committee, primarily made up of residents from the area, that would be responsible for reviewing all planning applications on lands in and around The Island neighbourhood. The intent is that all development agreement and rezoning applications in this area would be subject to review and recommendation by a West Prince Area Advisory Committee (WPAAC).</p>

ISSUE	PAGE/SECTION	PROPOSED AMENDMENT
<p>8. Introduce policies to support the the creation of the West Prince Area Advisory Committee</p>	<p>Chapter 4, Page 14</p>	<p>Add the following new policies immediately after the new subsection 4.3.9 described in amendment no. 7:</p> <div data-bbox="644 254 1526 491" style="background-color: #f0f0f0; padding: 10px; border-radius: 10px;"> <p><b>Policy UC-54</b> <span style="float: right;"> <span style="background-color: #e91e63; color: white; padding: 2px 5px; border-radius: 3px;">RSL</span> <span style="background-color: #00bcd4; color: white; padding: 2px 5px; border-radius: 3px;">VIB</span> <span style="background-color: #f44336; color: white; padding: 2px 5px; border-radius: 3px;">ATR</span> <span style="background-color: #8bc34a; color: white; padding: 2px 5px; border-radius: 3px;">INC</span> <span style="background-color: #ff9800; color: white; padding: 2px 5px; border-radius: 3px;">ENG</span> </span></p> <p>It shall be a policy of Council to establish a West Prince Area Advisory Committee (WPAAC) that will be responsible for reviewing development agreements, rezonings, and other amendments to the Planning Documents that impact lands in and around The Island neighbourhood.</p> </div>

**APPENDIX B | MUNICIPAL PLANNING STRATEGY POLICY AREA MAP AMENDMENTS**

**ISSUE**

1. The Policy Area Designation of lands in and around The Island neighbourhood needs to be changed from Regional Service to Urban Corridor to ensure the Town’s Community Goals are aligned with the Town’s land use policies.

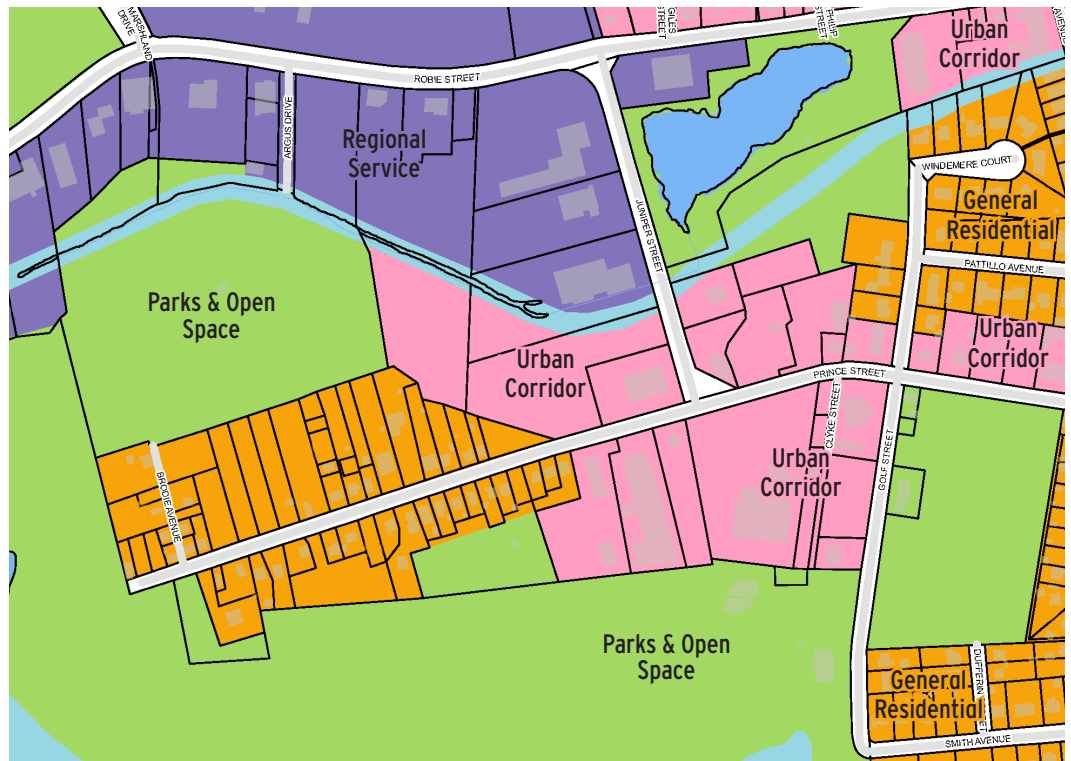
**PROPOSED AMENDMENT**

Amend the Policy Area Map by changing the policy area designation of lands on west Prince Street and the southern end of Juniper Street from Regional Service to Urban Corridor. This change will impact lands on Prince Street from Golf Street to civic numbers 267 & 272 and the southern end of Juniper Street from civic numbers 50 & 55 to Prince Street.

Excerpt from the Existing Policy Area Map



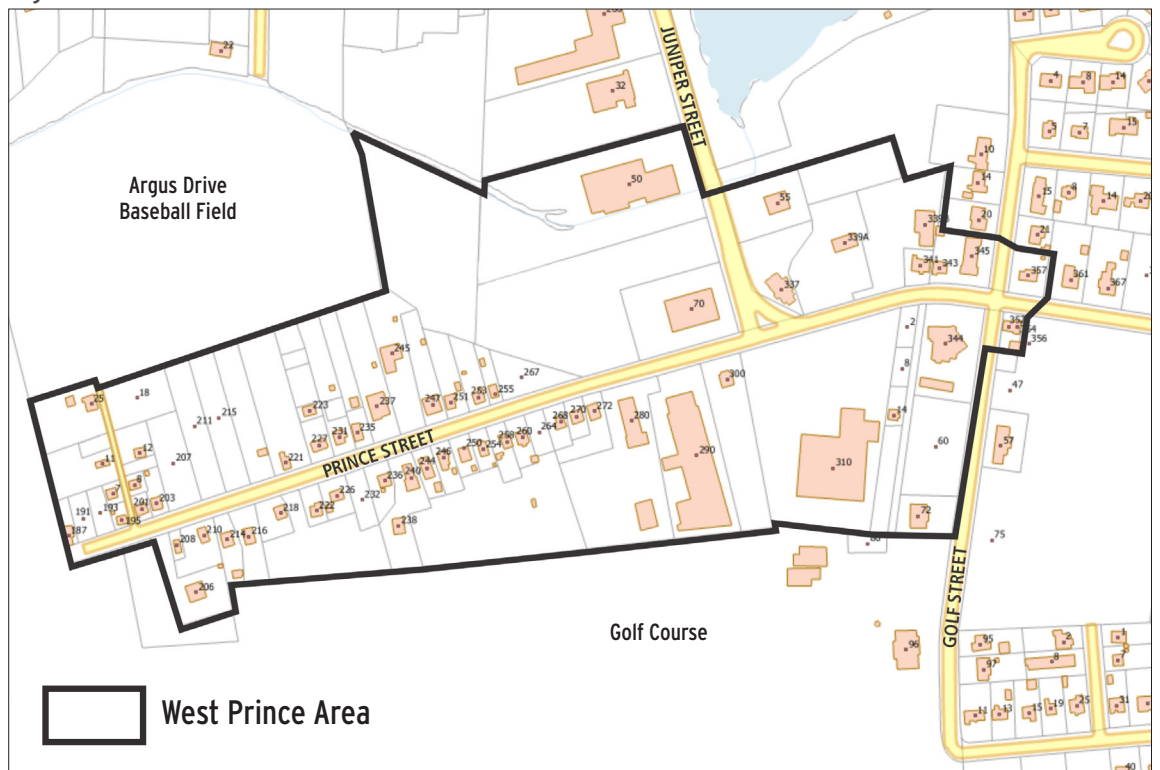
Excerpt from the Proposed Policy Area Map



**APPENDIX C | LAND USE BY-LAW TEXT AMENDMENTS**

ISSUE	PAGE/SECTION	PROPOSED AMENDMENT
1. Include provision for West Prince Area Advisory Committee	Chapter 2, Page 4 Section 2.5 Planning Advisory Committee (PAC)	Amend Section 2.5 by adding the following new subsection 2.5.2 immediately following subsection 2.5.1:  <b>2.5.2 Area Advisory Committee</b> <i>a) The West Prince Area Advisory Committee is appointed by Town Council in accordance with Section 201 of the Municipal Government Act.</i> <i>b) The West Prince Area Advisory Committee shall advise the Planning Advisory Committee on planning and land use matters that impact lands at the western end of Prince Street in and around the neighbourhood commonly known as "The Island" and more particularly described in the West Prince Area Advisory Committee Policy.</i>
2. Include correct reference to Regional Service (RS) Zone height limits	Chapter 9, Page 3 Table 9.2 Regional Service (RS) Zone Requirements	Amend the table entry under Height by deleting the text shown stricken and adding the text shown in italics so that it reads as follows:  Maximum of 26.4 m (86.6 ft) with exceptions. See subsection "9.2.6 Building Height Limit" and Table 9.1: <del>Urban Growth Area (UG) Zone Height Limits</del> <i>Regional Service (RS) Zone Height Limits</i>
3. Introduce new height limit in West Prince Area	Chapter 9, Page 5 Subsection 9.2.6 Building Height Limit	Amend Section 2.5 by adding a new subclause (iii) to clause 9.2.6 (c) so that clause (c) reads as follows, with the new text shown in italics:  c) No portion of any main building shall exceed a height of 13.2 m (43.3 ft) within: i) 17.6 m (57.7 ft) of the Urban Corridor (UC) Zone; ii) 6.0 m (19.7 ft) of a public right-of-way; or <i>iii) the West Prince Area as defined in Figure 9.2.</i>
4. Include West Prince Area Map	Chapter 9	Insert the following new Figure 9.2 into Chapter 9: Regional Service (RS) Zone following Section 9.2.6 Building Height Limit.

Figure 9.2: West Prince Area



ISSUE	PAGE/SECTION	PROPOSED AMENDMENT
5. Limits on Intensive or Potentially Incompatible Land Uses	Chapter 9, Page 6 Subsection 9.3.2 Adult Entertainment	Amend Subsection 9.3.2 by adding the following new clause (c) immediately following clause 9.3.2(b):  a) <i>No adult entertainment use or related signage shall be permitted within the West Prince Area as defined in Figure 9.2.</i>
6. Limits on Intensive or Potentially Incompatible Land Uses	Chapter 9, Page 6 Subsection 9.3.4 Beverage Room, Lounge and Cabaret	Amend subsection 9.3.4 by adding the text shown in italics and deleting the text shown stricken so that subsection 9.3.4 reads as follows:  <b>9.3.4 Beverage Room, Lounge and Cabaret</b> A beverage room, lounge, or cabaret may be permitted in the Regional Service (RS) Zone provided the beverage room, lounge, or cabaret is not located <i>within the West Prince Area as defined in Figure 9.2</i> or within 60.0 m (196.9 ft) of any a General Residential (GR) or Downtown Neighbourhood (DN) Zone.
7. Limits on Intensive or Potentially Incompatible Land Uses	Chapter 9, Page 6 Subsection 9.3.5 Emergency Shelter	Amend subsection 9.3.5 by adding the text shown in italics and deleting the text shown stricken so that subsection 9.3.5 reads as follows:  <b>9.3.5 Emergency Shelter</b> An emergency shelter may be permitted on a property in the Regional Service (RS) Zone <del>subject to the following requirements</del> <i>provided:</i>  a) <del>the facility must provide</del> <i>there is</i> a minimum of 150.0 m <sup>2</sup> (1,615 ft <sup>2</sup> ), or 18.0 m <sup>2</sup> (194.2 ft <sup>2</sup> ) per bed, whichever is greater, of outdoor amenity space <i>available for use by clientele of the emergency shelter that is situated on the property and</i> not situated within a front or flanking yard;  a) the primary entrance for clientele <del>shall</del> <i>of the emergency shelter is</i> not be situated within 3.0 m (10 ft) of a public right-of-way and shall not be within 15 m (49 ft) of a General Residential (GR) Zone or Downtown Neighbourhood (DN) Zone.  b) <i>the emergency shelter is not situated within the West Prince Area as defined in Figure 9.2.</i>

**APPENDIX D | LAND USE BY-LAW ZONING MAP AMENDMENTS**

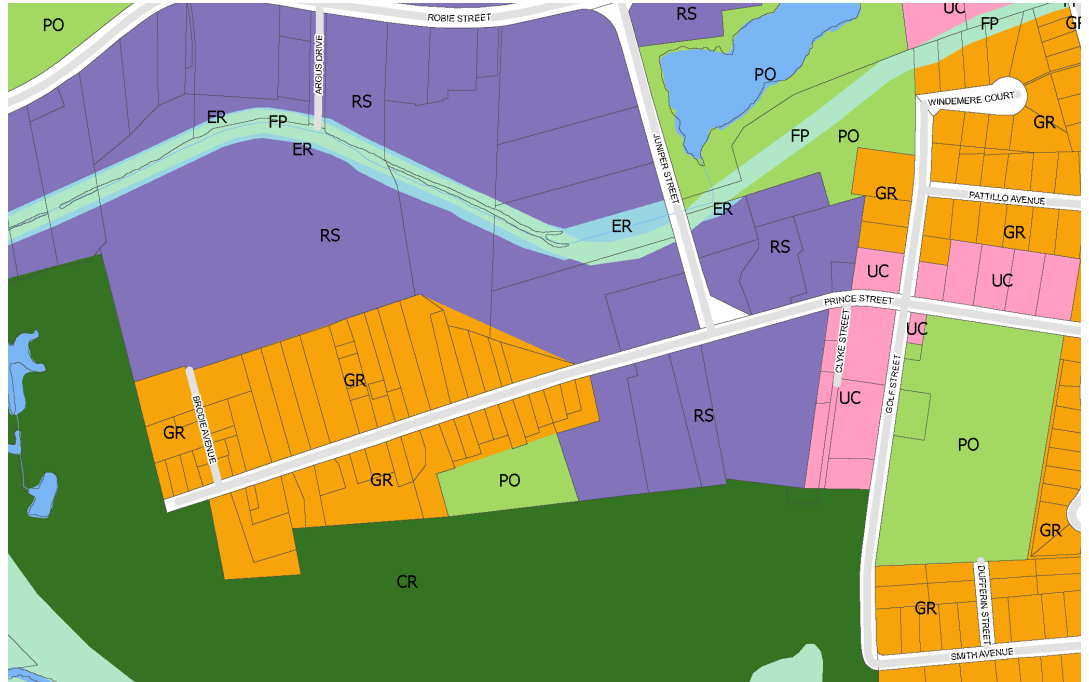
**ISSUE**

1. The zoning of lands in and around The Island neighbourhood needs to be changed from Regional Service (RS) to Urban Corridor (UC) to ensure the zoning map is aligned with the Town’s land use policies. Zoning of Argus Drive baseball field needs to be changed from Regional Service (RS) to Parks and Open Space (PO) to reflect recent change of use.

**PROPOSED AMENDMENT**

Amend the Land Use By-law Zoning Map by rezoning lands on west Prince Street and the southern end of Juniper Street from Regional Service (RS) to Urban Corridor (UC). This change will impact lands on Prince Street from Golf Street to civic numbers 267 & 272 and the southern end of Juniper Street from civic numbers 50 & 55 to Prince Street. Also rezone Argus Drive baseball field from Regional Service (RS) to Parks and Open Space (PO).

**Excerpt from the Existing Land Use By-law Zoning Map**



**Excerpt from the Proposed Land Use By-law Zoning Map**



## APPENDIX E | PROPOSED WEST PRINCE AREA ADVISORY POLICY

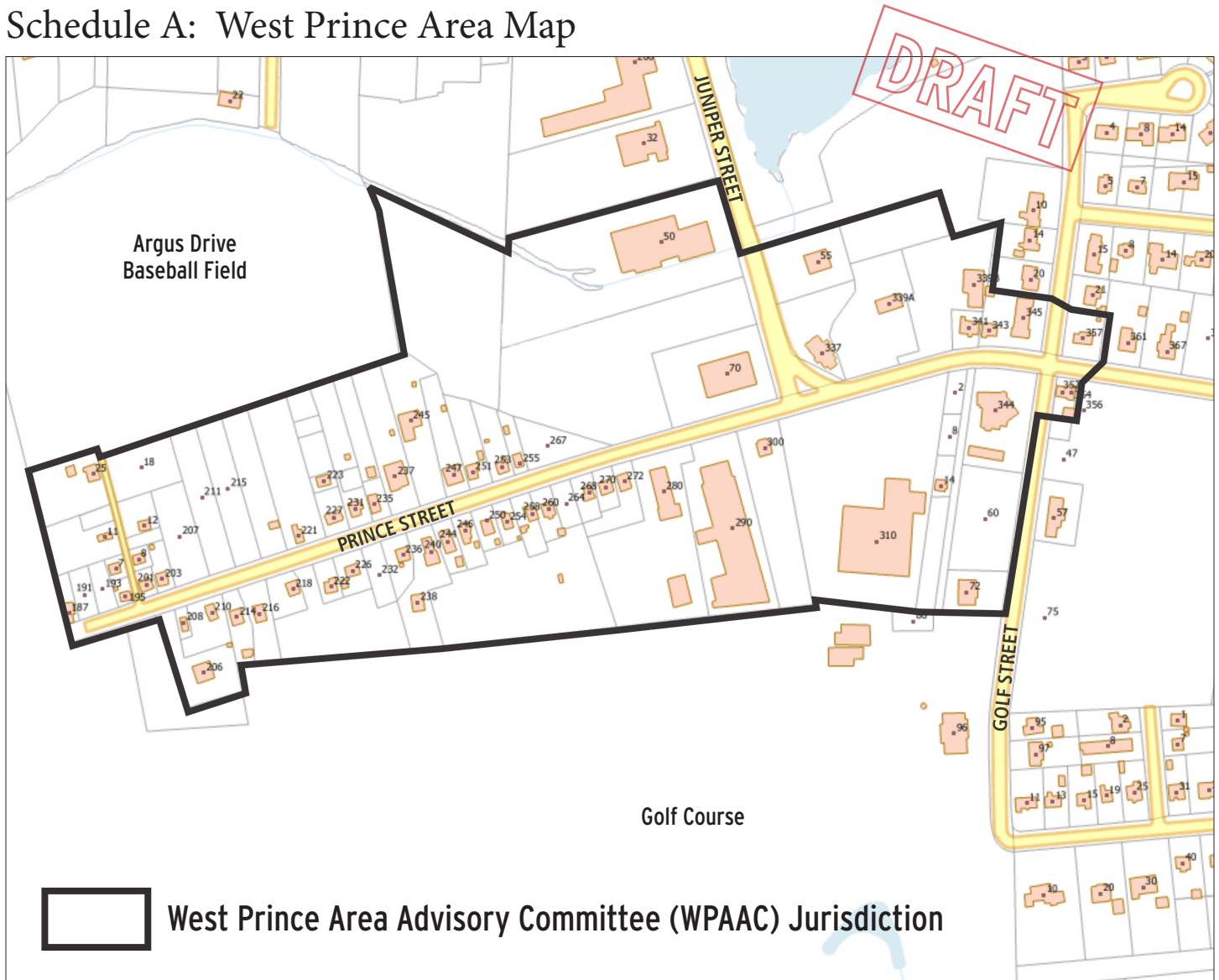
# Town of Truro - Policy & Procedure Manual

**Subject:** West Prince Area Advisory Committee Policy  
**Policy Number:** P-XXX-XXX  
**Approval Date:**  
**Departments:** Planning & Development

**DRAFT**

1. This Policy is entitled the West Prince Area Advisory Committee Policy.
2. This Policy is made pursuant to Section 201 of the Municipal Government Act which enables Council to appoint an area advisory committee to advise the planning advisory committee on land use planning and development matters affecting a specific area.
3. Truro Town Council hereby confirms the establishment of the West Prince Area Advisory Committee (hereinafter referred to as the “Committee”).
4. The mandate of the Committee is to:
  - a) advise the Planning Advisory Committee on land use planning and development matters affecting lands at the western end of Prince Street in and around the neighbourhood known as “The Island”, hereinafter referred to as the “West Prince Area”, and which said lands are delineated in Schedule “A”, consisting of the West Prince Area Map, attached to and forming part of this Policy; and
  - b) review and make recommendations to the Planning Advisory Committee on development agreement applications and Land Use By-law amendment applications that include lands within the West Prince Area.
5. When reviewing development agreement or rezoning applications, the review process and role of the Committee shall be determined by the Planning Advisory Committee and shall generally conform to the Development Agreement Application Process depicted in Schedule “B”, attached to and forming part of this Policy.
6. When reviewing Land Use By-law text amendment applications, the review process and role of the Committee shall be determined by the Planning Advisory Committee
7. The Committee shall have five (5) or seven (7) members comprised of:
  - a) a maximum of two members of Town Truro Council, with preference being given to Councillors representing the ward or wards that include lands within the West Prince Area;
  - b) three to six residents of the West Prince Area or property owners in the West Prince Area.
8. Members of the Town’s Planning Advisory Committee may also serve as members on the Committee.
9. Truro Town Council reserves the sole right to appoint and remove appointees to the Committee.
10. The Committee shall be subject to the Town’s “Council Committees Policy” as amended, including the appointment of officers and the duties and procedures of the Committee.
11. The Committee shall be a purely advisory body to review Planning matters as noted herein for the Town’s Planning Advisory Committee, which may accept, modify or reject their recommendations.
12. The Committee shall meet as required to review land use planning and development matters that involve lands within the West Prince Area.

# Schedule A: West Prince Area Map



# Schedule B: West Prince Area Application Process



**STEP 1**  
WPAAC Meeting  
Application  
is Introduced



- Applicant submits preliminary concept
- 1st West Prince Area Advisory Committee (WPAAC) Meeting
- WPAAC/Staff provide initial feedback to developer
- Public welcome to attend meeting and provide input on proposal
- Applicant may revise proposal based on feedback

**STEP 2**  
WPAAC Meeting  
Initial Community  
Engagement



- 2nd West Prince Area Advisory Committee (WPAAC) Meeting
- Concept with any revisions based on feedback from Step 1 reviewed by WPAAC
- Public welcome to attend meeting and provide input on proposal
- Applicant may revise proposal based on feedback.
- Notification to area residents & on-line survey

**STEP 3**  
WPAAC Meeting  
Main Community  
Engagement



- 3rd West Prince Area Advisory Committee (WPAAC) Meeting
- Concept with any revisions based on feedback from Step 1 reviewed by WPAAC
- Public formally invited to meeting to provide input on proposal
- Applicant may commit to additional revisions based on feedback
- Staff Recommendation & Survey Results Presented to WPAAC
- WPAAC Makes Recommendation to Planning Advisory Committee (PAC)

**STEP 4**  
PAC Meeting  
PAC  
Recommendation



- WPAAC and Staff Recommendation Presented to PAC
- Applicant may commit to additional revisions based on feedback from PAC
- PAC Makes Recommendation to Council

**STEP 5**  
Council  
Public Hearing &  
Decision By Council



- Finalized Concept Presented to Council
- Survey Results and Recommendations from PAC, WPAAC, & Staff
- Council Decision/Vote

**STEP 6**  
Signed Agreement  
Building Permits



- Appeal Process
- Development Agreement is signed and registered
- Building Permits