



**Public Hearing Town Council Meeting
Monday, October 2nd, 2017 at 7:00 p.m.
Council Chambers – Town Hall**

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A Public Hearing of Truro Town Council was held on Monday, October 2nd, 2017 at 7:00 p.m. in the Council Chambers of the Truro Town Hall.

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

In Attendance: Director of Planning J. Fox, Deputy Town Solicitor C. Thompson and CAO M. Dolter

a) Public Hearing – MPS/LUB Amendments, Neighbourhood Institutional Zone

The CAO reviewed a letter received from the Town Planning Advisory Committee recommending that Council establish a public hearing date and approve the proposed development agreement amendment for 119 Willow Street, subject to the reconfiguration of the parking area to prevent headlights shining on abutting Kaulback Street properties.

The CAO also advised that a letter was received from Kevin MacNaughton requesting to address Council regarding the proposed amendments.

The Director of Planning reviewed the Staff Report with Council and advised that he was recommending that Council approve the amendment to the Development Agreement.

Deputy Mayor C. Fritz asked what conditional uses were included under the proposed P4 zone.

The Director of Planning advised that there is only one conditional use listed and it is for a community home and community home is defined as a community based group living arrangement for up to seven individuals, which is required to be licensed and approved by the Province. He stated that in terms of special conditions, the community home must be located at least 250 metres or 820 feet from any other community home or residential care facility and that there be a minimum floor area and outdoor amenity space per resident.

Councillor B. Kinsman noted that some of the permitted uses in the P4 zone include office and professional spaces, commercial schools, etc. He asked if they would still have to provide adequate parking.

The Director of Planning advised that any of those uses would still be required to provide parking as set out in section 4 of the Municipal Land Use Bylaw.

The Mayor asked if there was a clause for hours of operation.

The Director of Planning stated that hours of operation are determined through the development agreement process, otherwise the Town's Noise Bylaw would come into effect.

Councillor D. Joseph asked how this zoning compared to other municipalities.

The Director of Planning noted that the Town is fairly unique, with the number of churches within town that are located in low density residential areas.

Councillor W. Talbot stated that he understood that the new zone would allow for less intrusive building types in the areas compared to the current zoning.

The Director of Planning stated that the new zoning does permit less intensive uses and that more intensive uses would require additional planning approvals and in some cases would not be permitted at all.

Kevin MacNaughton spoke to Council regarding his concerns about the proposed amendments. He expressed concern regarding protection for abutting property owners. Mr. MacNaughton reviewed sections of the Town's Land Use Bylaw and Municipal Planning Strategy that he believed were contradictions to the proposed changes. He believed that the changes would allow organizations or developers to make changes to properties without requiring a development agreement, as is required now under the P3 zoning.

The CAO advised that the proposed zoning change would allow current churches, should they dissolve, for the land to be converted back to residential.

The Director of Planning stated that he believed Mr. MacNaughton was confusing a development agreement with a development permit, and assured him that under the new zoning, a development agreement will still be required. The Director advised that P4 zone will make some uses that do not currently require a development agreement, to now require a development agreement.

Reverend Matt Forest, the pastor for the Truro Church of the Nazarene, addressed Council and stated he was against the proposed new zoning. He believed it would divide his church from the rest of the church community and that the new zoning is targeting the smallest of the churches in Town. Reverend Forest stated that he was under the impression that if the church wanted to tear down the current building and rebuild, that they would not be allowed to do so unless the new building resembled a house.

The Director of Planning stated that the P4 zone actually retains all the rights and privileges that the owners would currently enjoy under the P3. He noted that the church is free to grow.

Phillip Quigley presented to Council and advised that he did not believe new zoning was necessary, as there are already checks and balances in place. He urged Council to send the proposal back to staff for further review.

Adjournment

There being no further questions, the Public Hearing was adjourned at approximately 8:20 p.m.

W. R. (Bill) Mills
Mayor

M.W. Dolter
CAO