



Public Council Meeting

Town of Truro

Monday April 7, 2025 – 1:00 p.m.

Town Hall – Council Chambers

Present: Mayor C. Hinton, Deputy Mayor B. Thomas, Councillors I. McGrath, W. Talbot, J. Flemming, D. Pryor

In Attendance: CAO M. Dolter, Director of Public Works A. MacKinnon, Director of Planning J. Fox, Director of Parks, Recreation & Culture A. Simms, Police Chief D. MacNeil, Manager of Strategic Initiatives and Communications A. Grant, Fire Chief B. Currie, Town Solicitor C. Thompson

Regrets: Councillor A. Graham

Mayor C. Hinton called the meeting to order, beginning with a Land Acknowledgement. She recognised that we are gathered on Mi'kma'ki, the ancestral and traditional lands of the Mi'kmaq People, and acknowledged the significant contributions of the African Nova Scotia Community to our province over the past 400 years, despite enduring generations of inequality due to systemic racism.

1) **APPROVAL OF AGENDA**

On motion of Councillors J. Flemming and I. McGrath, the agenda was approved as circulated. Motion carried.

2) **APPROVAL OF MINUTES**

On motion of Deputy Mayor B. Thomas and Councillor W. Talbot, the minutes for the Public Council Meeting on March 3, 2025, were approved. Motion carried.

3) **PETITIONS, DELEGATIONS AND CORRESPONDENCE** – N/A

4) **OLD BUSINESS**

a) **Request for Decision: MPS/LUB Amendments**

By motion of Councillors J. Flemming and I. McGrath, it was moved that Council approve the amendments to the Town's Municipal Planning Strategy and Land Use By-law to correct the typographical errors, formatting errors, and omissions as outlined in the Report provided by Staff. Motion carried.

b) **Request for Decision: Recover Initiative Market Hall**

CAO M. Dolter reviewed the proposed collaboration with Recover Initiative's Building Transformation Program to which would provide the town with a comprehensive plan to upgrade and retrofit the historic Market Hall building.

Deputy Mayor B. Thomas asked if the plan would include the upstairs office space in the building. M. Dolter replied that Recover would look at the building in its entirety.

By motion of Councillors J. Flemming and B. Thomas it was resolved that Council approve the Town of Truro's inclusion in the Building Transformation Program, offered by Recover Initiative. To develop a deep retrofit plan of the Market Hall building on Young Street.

c) **Second Reading: Amended Building Bylaw**

CAO M. Dolter read the proposed amendments to the Town of Truro's Building Bylaws (Building Code Act) to establish requirements for Construction Site Management. The amendments are as follows:

- Added 1.2.3. new definition.
- Added 2.2.1.(f) Permit to include Construction Site Management Plan.
- 4.1. Removed Occupancy Deposit.
- Added 6.1. Construction Site Management Plan
- Added 6.1.1. Vehicle and Pedestrian Management
- Added 6.1.2. Security and Safety
- Added 6.1.3. Signage
- Added 6.1.4. Environmental Controls

By motion of Councillors I. McGrath and J. Flemming, it was resolved that Council 2nd reading and approved the proposed amendments to the Town of Truro Building Bylaw. Motion carried.

d) **Request for Decision: Adoption of Updated Regional Accessibility Plan**

CAO M. Dolter explained that the Regional Accessibility Committee in conjunction with consultant and regional partners, Village of Bible Hill, County of Colchester, Town of Stewiacke, and Village of Tatamagouche, have reviewed and rewritten the 2020 Regional Accessibility Plan. This revised version was reviewed by involved Councils and Commissions on March 10, 2025, and was approved as presented by all interested parties.

By motion of Councillors J. Flemming and I. McGrath it was resolved that Council adopt the updated Regional Accessibility Plan as presented. Motion carried.

5) **IN-CAMERA SUMMARY REPORT**

CAO M. Dolter advised there was an in-camera session held on March 3, 2025, regarding 2 legal and 1 land issue. Another in-camera session was held on April 1, 2025, to discuss a legal matter. There are no items to discuss with Council in-camera following today's meeting.

6) **COMMITTEE REPORTS**

a) **CAO Report**

The CAO report for the month of March was presented to Council.

b) **Corporate Services Report**

The Corporate Services report for the month of March was presented to Council.

c) **Fire Service Report**

The Fire Service report for the month of March was presented to Council.

d) **Planning & Development Report**

The Planning & Development report for the month of March was presented to Council.

Director of Planning, J. Fox noted that the town has received the permit application for the first part of the Stanfield's development.

Councillor I. McGrath asked for an update on the Affordable Housing Framework. J. Fox replied that the town had reached out to the county on the proposed amendments but have not heard back. Councillor I. McGrath suggested that Council reach out to the County for a response. Mayor C. Hinton suggested that a joint letter from the town and County could be sent to the province.

Councillor I. McGrath asked if J. Fox could expand on the Provincial changes to the wind turbine regulations. J. Fox replied that the major requested change is that the nearest dwelling will be three times the height of the turbine away, and that he will have a report for the Planning Advisory Committee.

e) **Police Service Report**

The Police Service report for the month of March was presented to Council.

f) **Public Works Report**

The Public Works report for the month of February was presented to Council.

Councillor I. McGrath asked what residents should do with textiles now that they are no longer being picked up. Director of Public Works A. McKinnon replied that they can be donated.

Councillor I. McGrath asked if there was an update on curbside collection for units with more than 3 residential units. A. McKinnon replied that for the two recycling streams, once the ERP Collector takes over the collection of recyclables, they will pick up for all units.

Councillor I. McGrath inquired how the town's water is treated. A. McKinnon replied that the town uses a chlorination system.

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

The Parks, Recreation & Culture report for March was presented to Council.

By Motion of Councillors J. Flemming and D. Pryor it was moved to approve the department reports. Motion carried.

7) **QUESTIONS BY MEMBERS**

Councillor J. Flemming commented that the town needs a Policy to offer incentives for non-profits looking to purchase apartment buildings. CAO M. Dolter replied that staff have already started to look at the issue but need some guidance from Council. Staff will talk to other jurisdictions that have put programs in place. Mayor C. Hinton asked that a meeting with Council be scheduled to discuss further.

Mayor C. Hinton made the following announcements:

- The NSFM Spring Conference is being hosted by Truro.
- Autism Awareness Day was recognized with a flag raising on April 2.
- David Westlake, Colchester EMO Coordinator, was awarded the National Emergency Measures Exemplary Service Medal.

8) **NEW BUSINESS**

a) **Request for Decision: Set Public Hearing Date 60 Golf Street**

By motion of Councillors I. McGrath and D. Pryor, it was resolved that Council set a Public Hearing date for May 5, 2025 to consider entering into a development agreement with Tier Too Properties to permit a five-storey multi-unit residential development consisting of 59 dwelling units with a mix of above and below grade parking on lands of 60 Golf Street (PID No. 20452892). Motion carried.

b) **Request for Decision: Approval of 2025/26 Operating & Capital Budget and Tax Resolutions**

By motion of Councillors J. Flemming and I. McGrath, it was moved to approve the 2025-2026 Operating Capital, and Water Budget as presented. Motion carried.

By motion of Councillors I. McGrath and D. Pryor it was moved that the estimated expenditures of the Town of Truro for the period April 1, 2025 to March 31, 2026 be approved and adopted in the amount of \$39,842,873 and after making allowance for estimated revenue in the amount of \$9,435,441 the amount of \$30,407,432 is required from the general taxation of the assessed valuation of \$1,208,235,800. Motion carried.

By motion of Councillors J. Flemming and D. Pryor it was moved that Council authorizes the levying and collection of a rate for the current year of one dollar and eighty-five cents (\$1.85) per \$100.00 of assessment for residential and resource property (that rate being hereinafter called the "Residential Rate"). Motion carried.

By motion of Councillors J. Flemming and I. McGrath it was moved that Council authorizes the levying and collection of a rate for the current year of Four dollars and Fifty cents (\$4.50) per \$100.00 of assessment for commercial property (that rate being hereinafter referred to as the "Commercial Rate"). Motion carried.

By motion of Councillors I. McGrath and D. Pryor it was moved that Council authorizes the levying and collection of a rate for the current year of five and a quarter cent (\$0.0525) per \$100.00 of assessment for residential property (that rate being hereinafter referred to as the "Residential Road Preservation Rate"). Motion carried.

By motion of Councillors W. Talbot and J. Flemming it was moved that Council authorizes the levying and collection of a rate for the current year of eighty-five cents (\$0.85) per cubic meter of water consumed under 1250 cubic meter on a quarterly billing and twenty-two cents (\$0.22) per cubic meter of water consumed over 1250 cubic meters on a quarterly billing for the current year (that rate being hereinafter called the "Sewer Rate"). Motion carried.

By motion of Councillors J. Flemming and I. McGrath it was moved that Council authorizes the levying and collection of a solid waste uniform charge of \$50.00 per residential dwelling unit be applied as a solid waste charge for all dwelling units of 3 or less. Motion carried.

By motion of Councillors J. Flemming and I. McGrath it was moved that the payment of rates and taxes set down for 2025-26, as accepted and approved by Council, shall be required to be made to the Treasurer on or before the Thirty First Day of October 2025. Motion carried.

By motion of Councillors J. Flemming and W. Talbot it was moved that an additional charge at the rate of Fifteen per cent (15%) per annum shall be and is hereby imposed for the non-payment of such rates and taxes by the Thirtieth Day of June, 2025 on the interim bill and at the same rate for the non-payment of such rates and taxes by the Thirty First Day of October, 2025 on the final billing, such interest to be added monthly after the due dates above. Motion carried.

By motion of Councilors J. Flemming and I. McGrath it was moved that Council approve the Downtown Truro Partnership Budget and Area Rate of Forty-Two Cents (\$0.42) per \$100.00 of Commercial assessment to a maximum of \$2,000,000 in the designated area. Motion carried.

c) **First Reading: Bylaw Deed Transfer Tax**

By motion of I. McGrath and D. Pryor, it was moved that Council give first reading to a new Deed Transfer Tax Bylaw. Motion carried.

d) **Request for Decision: Construction Site Management Policy**

By motion of Councilors J. Flemming and I. McGrath it was moved that Council adopt the Construction Site Management Policy. Motion carried.

13) **ADJOURNMENT**

The meeting was adjourned at approximately 4:03 p.m.

Cathy Hinton
Mayor

M. Dolter
Chief Administrative Officer