

A public hearing of Truro Town Council was held Monday, May 7, 2007, at 1:00 PM in the Council Chambers of the Truro Civic Building.

Present: Mayor W.R. (Bill) Mills; Deputy Mayor C. Cox; Councillors S. Byers, B. Kinsman, D. Bennett Cook and R. Tynes

Regrets: Councillor G. MacArthur

In Attendance: CAO J. Langille, Director of Public Works A.J. MacKinnon, Director of Finance R. Putnam, Director of Planning J. Fox, Parks and Recreation Director D. MacKenzie, Police Chief K.C. MacLean, Fire Chief T. Bremner and J.T. Rafferty, Town Solicitor

Prior to the beginning of the Public Hearing, Mayor Mills read a certificate in recognition of the 100<sup>th</sup> Birthday of Deacon Laurene Jordan. On behalf of Council and citizens of the Town of Truro, Mayor Mills thanked Deacon Jordan for her service to the community.

Mayor Mills also made note of the Truro Junior "A" Bearcats recent win of the Maritime Hockey Championship. Mayor Mills read highlights from the Bearcats hockey season, offered congratulations and thanked the players and coaches for making Truro proud.

**265 Young Street, Development Agreement Application**

Council was advised that the Public Hearing had been advertised as required.

The CAO read correspondence from J. Bigelow, Secretary for the Town Planning Advisory Committee, regarding an application from S & B Apartment Holdings to enter into a development agreement with the Town of Truro to permit the construction of an 18 unit residential building at 265 Young Street. The Committee was in support of the application and recommended that Council consider entering into the development agreement as recommended in the staff report. The Committee also recommended that storm water management be subject to approval by the Director of Public Works and that landscaping provisions be included in the development agreement for the area between the parking lot and the street.

Director of Planning J. Fox reviewed with Council the staff report dated May 3, 2007, relating to the application from S & B Apartment Holdings. J. Fox also reviewed with Council the results of the public participation survey mailed to property owners within 750 feet of the subject property; of the respondents 5 were opposed, 11 were in favour and 5 had no opinion.

Upon concluding their review, Planning Staff determined that the proposed 18 unit residential development is consistent with the Town's *Municipal Planning Strategy*. Staff recommended that Council enter into a development agreement to permit the proposed development as outlined in the report.

Following the presentations Council was given the opportunity to ask questions of staff and the developer. Council members raised concerns in regard to issues of parking, storm water management and the condition of the existing building on the property. In respect to the storm water run-off, Director of Public Works A. MacKinnon clarified that all issues of storm water management and storm sewer will have to be addressed by the developers and will be subject to approval by the Public Works Department. In response to a question from Councillor S. Byers, Director of Planning J. Fox stated that there is a clause in the development agreement that outlines requirements for upgrades to the existing building that have been discussed with the developer; the upgrades to the existing building will be consistent with the design of the new building.

Mayor Mills made a final call for discussion on the issue. There being no other questions or comments, Mayor Mills closed the public hearing and moved to the public council portion of the meeting.

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W. R. (Bill) Mills  
Mayor

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J. K. Langille  
CAO