

A public hearing of Truro Town Council was held Monday, October 1, 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, G. MacArthur and R. Tynes

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, Fire Chief T. Bremner, Police Chief K. MacLean and J.T. Rafferty, Town Solicitor

Prior to the opening of the Public Hearing the following items were addressed: Introduction of Tara McGee, Projects Coordinator; swearing in of new Chief of Police, Dave MacNeil; and Presentation – Minister of Tourism, Points-in-Time Map of Truro.

**Introduction – Projects Coordinator**

Mayor Mills introduced and welcomed the newest member of staff at the Town of Truro, Ms. Tara McGee. Tara will be working in the Administration Office as the Projects Coordinator.

**Swearing In of New Chief of Police**

A swearing in ceremony was carried out by Mayor Mills to declare Dave MacNeil as the new Chief of Police effective October 13, 2007.

*On motion of Councillors D. Bennett Cook and G. MacArthur it was moved to pass the following resolution:  
Be it resolved that pursuant to its powers under Section 38 (1) of the Nova Scotia Police Act, Deputy Chief David MacNeil is appointed the Chief Officer of the Truro Police Service effective October 13, 2007.  
Motion carried.*

**Presentation – Minister of Tourism, Points-in-Time Map of Truro**

Minister of Tourism Len Goucher presented Council with the “Truro Points-in-Time Map”, developed by the Nova Scotia Historic Places Initiative. Minister Goucher reviewed with Council the background and purpose of the initiative and stated that the Town of Truro has been presented with the map in recognition of its active participation in NSHPI programs that celebrate and help preserve Nova Scotia’s historic places. Minister Goucher thanked Juanita Bigelow, Planning Administrator with the Town of Truro for all her hard work and effort in assisting with the initiative. Minister Goucher thanked Mayor Mills and Council for all Truro has done to help preserve the community’s built heritage and other historic places.

Mayor Mills thanked Minister Goucher and stated that a prominent location within the Civic Building would be found for the map to be displayed. Mayor Mills then excused himself from the Council Chambers to take part in a reception being held as part of the presentation from the Minister of Tourism.

**30 Duke Street, Development Agreement Amendment**

Deputy Mayor C. Cox led the public hearing in the Mayor’s absence. The CAO advised Council that the public hearing had been advertised.

The CAO read correspondence from J. Bigelow, Secretary for the Town Planning Advisory Committee, regarding an application from Calder Creelman to substantially amend a 2007 Development Agreement at 30 Duke Street in order to permit three additional dwelling units in a proposed mixed use development. The Committee was in support of the application and recommended that Council consider amending the development agreement as requested.

Director of Planning J. Fox reviewed with Council the staff report dated September 26, 2007, relating to the application from Calder Creelman. 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 25 were in favour, 8 were opposed, 1 had comments only and 3 had no opinion.

Upon concluding their review, Planning Staff determined that the proposed amendment application is consistent with the Town’s *Municipal Planning Strategy*. Staff recommended that Council amend the 2007 Development Agreement with Calder Creelman to permit three additional units in a proposed mixed use development as outlined in the report.

Following the presentation of the staff report, Council members were given the opportunity to ask questions of staff and the developer. Discussion took place regarding the amendment application and concerns were raised by Council members relating to parking space at the proposed development and traffic issues in the area. In response to a question from Deputy Mayor C. Cox, it was clarified that the proposed development is 8 parking

spaces short of what would normally be required. Deputy Traffic Authority A. MacKinnon stated that his initial concerns relating to the proposed development have been addressed by the developer.

Following the questions of Councillors, members of the public were given the opportunity to speak on the proposed development. Ms. Karen Archibald, 77 King Street, provided Council with a presentation voicing her concerns with Mr. Creelman's proposed development at 30 Duke Street. Ms. Archibald was very concerned with the increased traffic flow and lack of parking spaces in the area and stated that the enjoyment of her property is being encroached upon. Ms. Archibald informed Council that because of the amount of traffic in the area, people are constantly parking on the boulevard in front of her house. Ms. Archibald stated that she feels that Council has at times waived its own by-laws in order to allow developments that do not fit the neighbourhood. Ms. Archibald stated that it is her opinion that Council should readdress the policy of waiving land use by-laws and requested that Council not allow the amendment to be approved.

Councillor D. Bennett Cook stated that while she appreciated Ms. Archibald's concerns and point of view, it is the nature of the downtown core to experience limited parking and as a Councillor she will rely on the advice and recommendations of the Traffic Authority and the Director of Planning.

Mr. Creelman advised Council that he would be willing to create three additional parking spaces for the proposed development.

Deputy Mayor C. Cox made a final call for discussion on the issue from Council members or members of the public. There being no other questions or comments, Deputy Mayor C. Cox closed the public hearing and moved to the next public hearing. Mayor Mills resumed his seat in the Council Chambers at this time.

**Public Hearing – Closing of Munroe Court**

The CAO advised Council that the public hearing had been advertised.

The CAO read correspondence from Ms. Debbie Lewis requesting that Council convey Munroe Court to Ron Wallace Realty Ltd. The CAO also informed Council that correspondence had been forwarded by J. Bigelow, Planning Administrator, to the Department of Transportation and Public Works advising of the impending closure of the street. The CAO advised Council of a third piece of correspondence from Director of Public Works A. MacKinnon which advised that he would support the sale of Munroe Court to Ron Wallace Realty Ltd. provided an agreement is reached for the maintenance of water and sewer services and fire hydrants.

The CAO presented Council with the following resolution:

UPON having duly advertised notice of a public hearing having been held on October 1, 2007;

AND UPON IT APPEARING that Ron Wallace Realty Ltd. is the owner of all land surrounding the said street and desires to purchase the property constituting the street;

AND UPON IT APPEARING that the Town of Truro is willing to sell to Ron Wallace Realty Ltd. the property constituting Munroe Court, with an agreement respecting maintenance of the water and sewer systems and the Munroe Court fire hydrants;

BE IT RESOLVED that Munroe Court, a public street in the Town of Truro shall be permanently closed pursuant to section 315(1) of the Municipal Government Act of Nova Scotia upon the completion of the sale by the Town of the property constituting the street to Ron Wallace Realty Ltd.

Mayor Mills opened the floor to Council for questions.

In response to a question from Councillor B. Kinsman, the CAO stated that the resolution that Council will consider is contingent upon an agreement being reached with respect to the responsibility for water and sewer.

In response to a question from Councillor R. Tynes, Fire Chief T. Bremner stated that discussions are ongoing to ensure that closure of the street will not have any affect on fire or emergency services having access to the property.

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