

1 • Introduction

1.1 Purpose

This document is the principal policy document for Council providing guidance for decisions on land use and development matters within the Town of Truro. It also serves as a reference manual for citizens, in particular those engaged in residential or commercial development, but also, for anyone wanting a more thorough understanding of the policies of Municipal government.

The Town of Truro Municipal Planning Strategy (MPS) is enabled under the Municipal Government Act and provides direction on all other planning documents that are or may be developed and amended subject to this plan. The 2010 Municipal Planning Strategy is one component of the Town of Truro Community Plan, an integrated collection of planning documents that also includes the Community Sustainability Plan. The Community Sustainability Plan sets out a comprehensive vision of sustainable community and suggests a course for its pursuit. The MPS and supporting by-laws present a practical out-working of the principles of sustainability in relation to planning and development. Hence, within the Community Plan, the MPS is found under the section title: Planning for Sustainability.

1.2 Mission

The 2010 Town of Truro Municipal Planning Strategy seeks to be a planning and regulatory instrument for the fulfillment of the existing and complementary mission/vision statements set out in the Town's 2004 Strategic Plan and the 2010 Community Sustainability Plan:

The Town of Truro will provide visionary, responsible, community driven, and open-minded leadership to ensure the best possible quality of life for all.

[Town of Truro Strategic Plan]

Truro is a just and vibrant community with a thriving economy and sustainable environment.

[Town of Truro Community Sustainability Plan]

1.3 Organization

The Town of Truro's Municipal Planning Strategy (MPS) consists of eleven parts which are intended to organize the Town's land use policies based on different land use categories and issues. The organization of Truro's MPS is similar to other Nova Scotian municipalities and for the most part is consistent with contemporary approaches to land use planning.

This MPS has parts dedicated to the traditional land use categories, such as residential, commercial, and industrial. These parts comprise the bulk of the document. Preceding the land use specific policies is a community profile section and a general development section. The community profile section provides some context and background about the Town of Truro including a little bit of history, a description of the physical setting

of the Town, and a range of statistics that describe the citizens and the demographics of the Town. This information is essential to understand the challenges and opportunities that face Truro and provides a basis for many of the policies found in the MPS. After the community profile is the general development section that sets out land use policies pertaining to all development, regardless of the type of land use.

The MPS also sets out polices which deal specifically with issues that influence land use planning decisions. These are set out in separate parts that cover issues such as environmental constraints and infrastructure considerations.

The last part of the MPS is the implementation section. This part of the MPS sets out the policies that are intended to set out the procedures for implementing the Town's land use planning objectives set out in the remainder of the document. Also included in this section are policies that define the processes for amending the MPS, the Land Use By-law, and polices that pertain to entering into development agreements. This is a very important section of the MPS that guides the Town's entire land use planning process.

In addition to being a fairly standard approach to municipal planning, this document does not depart much from the Town's earlier plans. The most important distinction between this document and its predecessor is the lack of a section entitled "Urban Regional Core". The concept of the Urban Regional Core has been abandoned in this plan in an effort to simplify the regulations governing development in the downtown area. Land use policies affecting the downtown area now fall under the traditional land use categorizations of residential and commercial. To recognize the specific challenges of development in the core area, special zones and future land use designations have been created and carry the prefix 'downtown'.

Maps and graphics are included throughout the MPS and are essential tools to illustrate and in some instances set out land use policy. In this MPS an effort has been made to incorporate mapping within the flow of the document as much as possible to avoid the need to consult a schedule at the end of the document. This change is intended to make the document more user friendly. The Generalized Future Land Use Map and Recreation Map are still found at the back of the MPS as appendices. These maps are a legal part of this document and are required to properly interpret policy.