

# Municipality of Colchester -Town of Truro

## Public Hearing of Joint Councils

June 6, 2001

A joint meeting of the Colchester Municipal Council and the Town of Truro Council was held at Keddy's Truro Inn on Wednesday, June 6, 2001 at 7:00 p.m.

### Call to Order

Mayor Smith called the joint meeting to order.

### Roll Calls

The rolls were called with the following in attendance:

#### Colchester County

Mayor Michael Smith  
Councillor Bob Taylor  
Councillor Bill Masters  
Councillor Hugh Matheson  
Councillor Richard Elliott  
Councillor Glen Edwards

Councillor Ron Cavanaugh  
Councillor Jimmie LeFresne  
Councillor Soley Lynds  
Councillor Keith Baas  
Councillor Doug Cooke  
Councillor Earl McKenna

#### Town of Truro

Mayor Bill Mills  
Deputy Mayor Sharron Byers  
Councillor Diane Bennett-Cook  
Councillor Charles Cox  
Councillor Brian Kinsman  
Councillor Charles MacQuarrie

Absent: Councillor Rob Sandeson

### Introductory Statement /Description of Process

Mayor Smith convened the joint public hearing respecting Truro Town Council and Colchester Municipal Council's consideration to adopt amendments to the development agreement with First Truro Shopping Centres Limited.

Mayor Smith then provided an overview of the meeting agenda and how the hearing would proceed:

- S** calls for presentations from staff, applicant (First Truro Shopping Centres Limited) and the general public
- S** call for written submissions
- S** close public hearing and adjourn joint meeting
- S** both Councils will then meet individually to debate and vote on motions on Development Agreement amendments and Intermunicipal Agreement Amendments

### Staff Reports and Recommendations

**Paul Smith, Planner for Colchester County**, provided a presentation to explain the original development agreement with First Truro Shopping Centres Limited,

followed by a description of the amendments. In summary, the changes are:

- S a reduction of retail space from 227,202 to 217,214 square feet
- S changes to foot prints of future phased buildings
- S number of buildings being consolidated
- S number of parking spaces increased from 1,304 to 1,346
- S creek diversion no longer necessary
- S relocation of the Walmart building
- S reduction in the length of the number of lanes along Wade Road
- S an alternate servicing plan to accommodate an interim public/private sewer system

**Peter Nelson, Town Planner**, continued with the presentation, the highlights of which are as follows:

- S change in location and final topography are represented in detailed drawings and have been provided to both Councils
- S time limits for initiation and completion of construction remain the same
- S adequacy of road network in, adjacent to or leading to the development
- S Wynn Road sidewalk construction has been removed from development agreement
- S recommend approval of proposed amendments

**Presentation by Applicant**

**Mr. Chris Wong, Project Manager, First Truro Shopping Centres Limited** presented an overview of the proposed amendments, beginning with a brief description of First Truro Shopping Centres Limited and an introduction of the project team. He provided the reasons for the amendment to the original agreement, including: different economic times so major retailers are re-examining their growth/expansion plans, such developments are a higher risk in the Truro area (smaller market), a second major tenant has not been secured (e.g. Superstore or Sobey's), certain on/off-site development costs too high; therefore, original development agreement not financially feasible.

Mr. Wong further explained the differences of the proposed amendment:

- a) location of Walmart building closer to Truro Heights Connector, size of Walmart not changing
- b) shorter portion of Wade Road widened from three to four lanes - will be adjusted if retailers and traffic increases
- c) no changes to Highway 102 northbound off-ramp
- d) entire site is 38 acres
- e) road improvements include extending Wade Road, installation of traffic lights at Truro Heights Connector/Abenaki/Wade Road
- f) municipal services increased - water main extended 800 metres along

- g) Abenaki Road; water, storm and sanitary sewers under Wade Road benefits to the community would be the addition of a \$1.8 million in municipal infrastructure, creation of jobs, tax revenues to the Town of Truro and Colchester County.
- h) time lines for getting this facility built are: if amendment approved at this public hearing, this is followed by a 14-day appeal period; site preparation begins in June, Walmart building starts in July; site servicing/road construction in July/August
- i) opening late Fall 2001

**Call for Written  
Submissions**

There were no written submissions received.

**Report from JPAC**

Mayor Mills presented the following motion which the Joint Planning Advisory Committee approved at its meeting held on June 5, 2001:

“That the Joint Planning Advisory Committee recommend that Joint Councils approve the proposed amendments to the development agreement with First Truro Shopping Centres Limited, as described in the Planners’ Report dated June 2001.”

**Public  
Presentations**

In response to Mayor Smith’s call for public presentations, the following were received:

Rob Sutherland: Mr. Sutherland’s question concerned the intersection at James Street/Lower Truro Road and who owned property on the Lower Truro Road west of Wynn Park. The response received was that this property is privately owned and not part of this agreement.

Laurann McLean: Ms. McLean’s question concerned the run-off of water on Wynn Road due to the placement of a manhole cover. The response received was this was not relevant to this meeting and would be dealt with at another time.

Ray Merriam: Mr. Merriam commented on a number of issues, including traffic flow and number of parking spaces, relocation of the Walmart building, on-site water pressure and the potential for a water tower on site.

**Conclusion  
/Adjournment**

As there was no further business, Mayor Smith concluded the public hearing portion of this meeting and asked that the Town and County Councils convene individually to consider this matter.

Moved by Mayor Mills  
Seconded by Councillor Taylor

“That the public hearing portion of this meeting be adjourned at 8:42 p.m.

Motion Carried.

Gary MacIsaac  
Municipal Clerk