

SPECIAL COUNCIL

A Special Session of the Municipal Council of the Municipality of the County of Colchester was held in the Courthouse, Truro, Nova Scotia on Thursday, April 13, 2006 at 7:00 p.m.

Roll Call

The roll was called with the following Councillors in attendance:

Mayor Mike Smith, Chair	
Councillor Bob Taylor	District #1
Councillor Bill Masters	District #2
Deputy Mayor Hughie Matheson	District #3
Councillor Mike Cooper	District #4
Councillor Ron Cavanaugh	District #6
Councillor Jimmie LeFresne	District #7
Councillor Bob White	District #9
Councillor Doug Cooke	District #10
Councillor Terri Mingo	District #11

Absent:

Councillor Glen Edwards	District #5
Councillor Soley Lynds	District #8

Site Plan Appeal Hearing - Proposed Three 4-Unit Apartment Buildings, 564 Truro Heights Road, Truro Heights

Mayor Smith called the public hearing to order respecting an appeal on an application for a development by site plan approval for three 4-unit apartment buildings on an existing lot at 564 Truro Heights Road, Truro Heights. The existing lot is currently being subdivided into four lots. A staff report has been circulated to Council members and has been made available to the public.

The Clerk, Mr. Gary MacIsaac, advised that all guidelines of the Municipal Government Act have been followed regarding notification of the public hearing to adjacent properties.

Mayor Smith reminded Council that this public hearing is an opportunity for the appellant, the developer and members of the public to comment on the site plan application. Individual Councillors will have the opportunity to debate the aspects of the development when the motion is presented. Staff are present at this hearing to answer any technical questions that may arise as a result of the public's input.

Ms. Pam Macintosh, County Development Officer, presented Council with a brief overview of the application. The application was made on March 16, 2006 to construct three 4-unit apartment buildings on three proposed new lots. Each building will be 62' x 68' in size. The existing single unit dwelling on this property will remain for now on a proposed fourth lot. The property falls within the R-2 (Double Dwelling Unit) zone which permits multi-unit structures up to four units by the site plan approval process.

Notices of the proposed development were mailed out to all property owners within 500 feet of the property on March 20th. Of the 41 properties notified, one has appealed this proposal.

Ms. Macintosh indicated that the applicant has satisfactorily addressed the criteria set out in the Land-Use By-law; therefore, she is recommending that this development by site plan be approved.

Mr. MacIsaac advised that only one submission had been received concerning this application and that was from the appellant, Mr. Henry Clough, 111 Hillcrest Avenue, Bible Hill.

Mr. Clough, the appellant, stated that this new building will be an inappropriate place to raise children. They should have small houses with cheaper rent.

Mr. Joseph Hollett, applicant and property owner, stated that the 4-unit apartment buildings are designed on a single level suitable for senior citizens which is their target group for this development. He indicated that they have other properties in Hilden and there are children living in those units. He described the other facilities currently on the Truro Heights Road, including 95 single family dwellings, 16 duplexes, a hotel unit, a government building, 19 commercial buildings, three farms plus the Power Centre. They are required to fit in with the growth of the Truro Heights Road.

Mr. Tim Coneen, 43 Morley Avenue, indicated that his home is adjacent to the site for the apartment buildings and he owns the wooded area beyond this property. He stated that since this lot has been cleared, he noticed people on his property. He is concerned about the increased traffic, the dust from the gravel driveway, the effect on the water table and the resale value of his home with these buildings next to it.

Mr. Hollett responded to the comments made by the two presenters.

As there were no further presentations received from the public, Mayor Smith declared the site plan appeal hearing closed and then called for Council to make a motion.

Moved by Deputy Mayor Matheson
Seconded by Councillor Masters

“That the decision of the Development Officer to issue a site plan approval for 564 Truro Heights Road, Truro Heights (PID #20215968), be upheld.”

Motion Carried Unanimously.

Mayor Smith indicated that Council’s decision on the site plan appeal is a final decision and not appealable to the Nova Scotia Utility and Review Board.

Adjournment

Moved by Deputy Mayor Matheson
Seconded by Councillor Masters

“That the meeting be adjourned at 7:35 p.m.”

Sheila Arsenault
Recording Secretary