



September 13 | 2021

Mayor Bill Mills
Truro Town Council
695 Prince Street
Truro, NS
B2N 1G5

RE: Development needed to boost local economy

Dear Mayor Bill Mills,

The Truro & Colchester Chamber of Commerce has written to you, your council, and Truro's Planning Advisory Committee a number of times over the past year expressing our interest and concern with the development application process undertaken by the Town of Truro.

The Chamber, and business community as a whole, has been monitoring the live-streamed meetings by your respective groups with great interest as we are experiencing a housing and workforce attraction crisis.

Members of Council and Committee appear as being ultra-focused on requiring primarily affordable and environmentally friendly solutions without fully considering the enormous value of mixed-housing options. This sharply defined lens of decision making has potential to jeopardize the reputation of Truro as an inviting area to invest. Businesses and residents are pleading for additional housing of all types to aid in filling critical ~~labour~~ needs. While we must consider development delays related to the COVID-19 pandemic, we believe a lack of overall residential development is threatening the sustainability of the current business environment and the town's tax base.

According to your Town website, there are development applications in various stages of review totaling about 286 proposed residential units. While there are also nine approved projects that successfully navigated the current system of review, some dating back more than a decade, several of them may never move forward. Just four projects are currently underway with staggered timelines to completion. This does not instill confidence in the business community in dire need of mixed housing options to support a healthy workforce.

The business community has an expectation that current development guidelines be followed allowing potential investors in our region to plan with certainty of the process. Developers have been exceedingly