

HALIFAX

**Port Wallace
Public
Participation
Committee**

April 12, 2018

2. Appointment of Acting Chair

2. Approval of Meeting Notes

February 8, 2018 PPC Meeting Notes

3. Approval of Meeting Notes

4. Added Items/Approval of Agenda

1. Call to Order
2. Appointment of Acting Chair
3. Approval of Meeting Notes
4. Approval of Agenda / Added Items
5. Committee Membership
6. March 27, 2018 Council Decisions
7. Truck Routes
8. Traffic Counts
9. Mine Tailings
10. Background Study Refresher
11. Port Wallace PPC Policy Plan
12. Field Trip
13. Next Meeting
14. Adjournment

5. Committee Membership

- a. Resignation
- b. Upcoming election of Chair and Co-Chair

6. March 27, 2018 Council Decisions

a. Conrad Quarry

- On March 28, 2018 Regional Council held a public hearing on this matter. Regional Council referred the matter for further consideration of industrial and highway commercial zoning uses on the Conrad Quarry lands in Waverly to the Port Wallace Secondary Planning process.
- This means that the matter will be reconsidered as part of the Port Wallace Master Plan and there will be additional input by the Port Wallace Public Participation Committee, new opportunities for public comment through additional public meetings and a new public hearing. Dates for additional steps are to be determined.

6. March 27, 2018 Council Decisions

b. Infrastructure Study

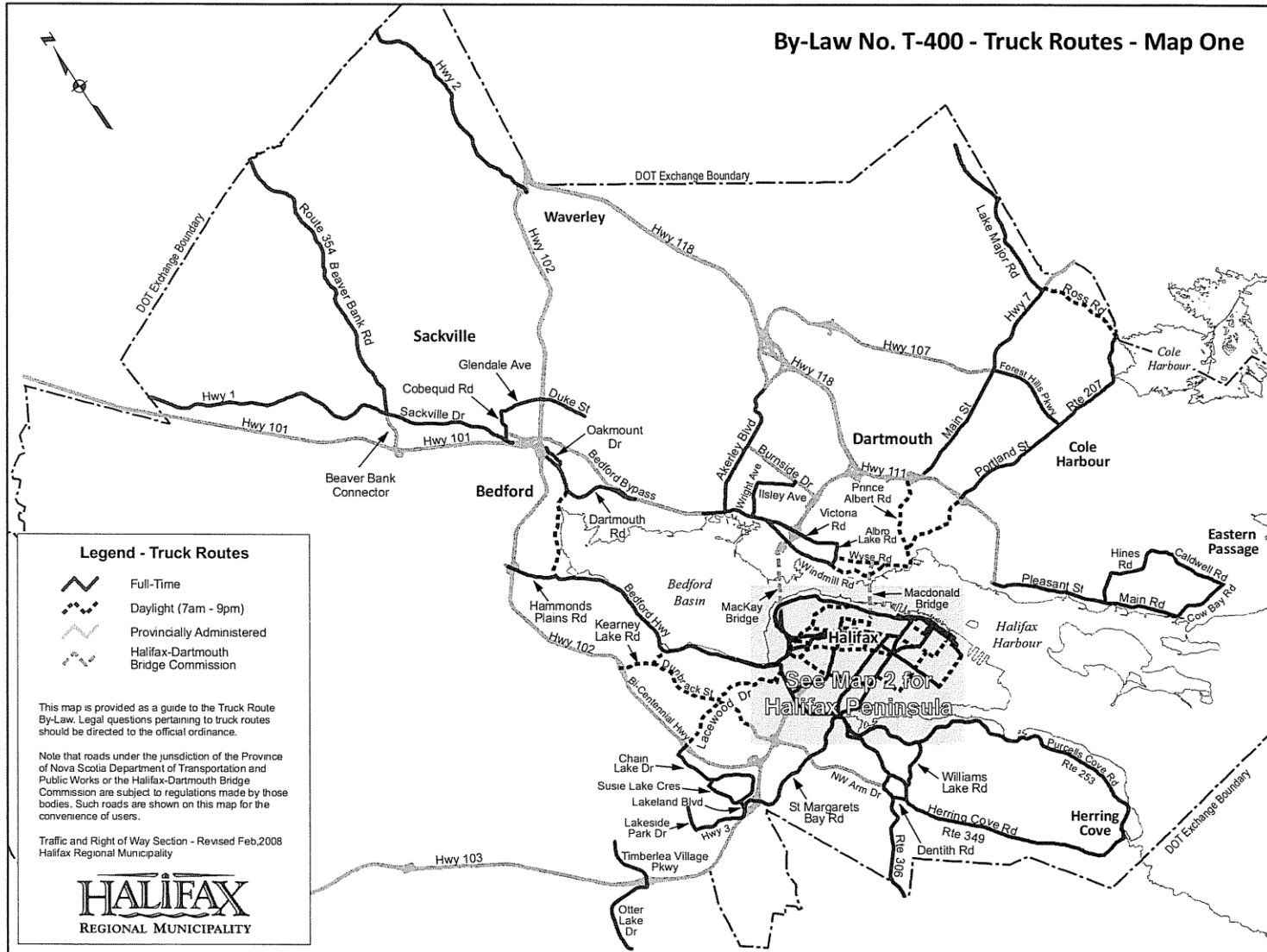
- Regional Council directed staff to (a) prepare a capital cost contribution study for transportation-related costs; (b) proceed with preparing the Port Wallace Secondary Plan based on the preferred concept plan as set out in Attachment A of the staff report dated March 21, 2018; and (c) report back to Council with further information from Nova Scotia Environment regarding development activity in the vicinity of Barry's Run.
- This means that the Master Plan process will continue and that staff will continue with the technical analysis as well as preparing a draft Secondary Planning Strategy which will outline policy requirements for development of the Port Wallace area. There will be additional input by the Port Wallace Public Participation Committee, further opportunities for public comment through additional public meetings and a future public hearing. Dates for additional steps are to be determined.

6. March 27, 2018 Council Decisions

c. 40 Lot Request

- The consideration of a an application made by Port Wallace Holdings Limited (PWHL) to request amendments to the Regional Subdivision By-law and Secondary Municipal Planning Strategy for Dartmouth to enable the development of 40 single-unit dwelling lots in Port Wallace, ahead of the comprehensive secondary planning process for the lands.
- Regional Council did not approve a motion with regard to the initiation of this proposal, as a result, the proposed 40 lot subdivision cannot proceed prior to the approval of a Secondary Planning Strategy for Port Wallace.

7. Truck Routes



7. Truck Routes

6. Truck Routes
7. Traffic Counts
8. Mine Tailings
9. Master Plan Review
 - a) Low Density Residential
 - b) Multiple Unit Dwelling Review
 - c) Mixed Use Review
10. Next Meeting
11. Adjournment

8. Traffic Counts

- Adam Flick has questions regarding traffic counts.
- Paul Burgess has a presentation to address questions.
Copy in meeting package.

9. Mine Tailings

Adam Flick wanted to raise the issue.

10 Background Study Refresher

Land Suitability Analysis (From Executive Summary of Final Report)

The results of this LSA suggest that Natural Corridors should be protected in order to preserve significant ecological and cultural landscape features. The findings - visually represented on the individual layer and cumulative maps - highlight key areas within the PWSPSA where development should and should not occur based on areas having been identified as having an augmented 'level of development constraint'. Moving forward through Secondary Planning, particular land uses being considered for development should pay attention and respond to the natural and culturally significant features identified through this LSA.

10 Background Study Refresher

- Shubenacadie Lakes Sub-Watershed Study Report

A report was completed by AECOMM for the Municipality and presented to Harbour East Marine Drive Community Council (HEMDCC) on November 14, 2013. The report summary and conclusion is attached for reference

HEMDCC passed the following motion:

MOVED by Councillor McCluskey, seconded by Councillor Karsten, that Harbour East-Marine Drive Community Council:

1. Accept the Shubenacadie Lakes Sub-watershed Study Report (AECOM) as background for future community planning;
2. Recommend advanced stormwater management practices be included in the Port Wallace development with the objective of not increasing peak flow of stormwater quantity and no decrease in stormwater quality; and
3. Recommend permanent stream gauging and flood plain mapping of the entire watershed.

10 Background Study Refresher

Port Wallace Master Infrastructure Study

A study was completed by CBCL for the Municipality and presented to Regional Council on March 27, 2018. The study and report is attached and made recommendations regarding sewer, water and transportation infrastructure, Regional Council passed the following motion:

1. Direct staff to:

- (a) prepare a capital cost contribution study for transportation-related costs;*
- (b) proceed with preparing the Port Wallace Secondary Plan based on the preferred concept plan as set out in Attachment A of the staff report dated March 21, 2018; and*
- (c) report back to Council with further information from Nova Scotia Environment regarding development activity in the vicinity of Barry's Run.*

11. Port Wallace PPC Policy Plan

Group 1 - Land Uses and Built Form

- Low density
- Multi-unit
- Mixed-use
- Industrial/Highway Commercial

Group 2 – Neighbourhood Design

- Parks
- AT
- Local road network

11. Port Wallace PPC Policy Plan

Group 3 – Environment and Implementation

- Barry's Run
- Storm water management
- Phasing

Planning and Development staff will draft detailed policies and regulations

Review of draft policies and zoning with committee (with there above input)

- Public Meeting
- PPC recommendation.

12. Field Trip /Site Visit

Group 3 – Environment and Implementation

- Barry's Run
- Storm water management
- Phasing

Planning and Development staff will draft detailed policies and regulations

Review of draft policies and zoning with committee (with there above input)

- Public Meeting
- PPC recommendation.

13. Next Meetings

- Need to meet multiple times over the next several months (4-5).
- Discussion on best times.