

HALIFAX

Case 22384: Port Wallace Secondary Planning Process

Public Participation Committee

* Virtual Meeting *

December 16, 2021

2. Introductions – HRM Staff

HRM Regional Planning Staff

- Tyson Simms
- Jacqueline Belisle
- Miles Agar

HRM Engineering Staff

- Adam Lanigan

HRM Clerks Office Staff

- Alicia Wall

2. Introductions – PPC Members

Continuing Members:

- Catherine Lunn
- Valerie Gray
- Peter Connor

New Members:

- Brian Covert
- Lyssa Clack
- Douglas Crutcher

Welcome!

2. Introductions – Property Owners

Port Wallace Holdings Limited

- Kevin Neatt
- Stephanie Mah
- Scott MacCallum

Conrad Brothers

- Brent Conrad

Wheby

- Tom Swanson

3. Election of Chair and Vice Chair

- Catherine Lunn
- Valerie Gray
- Peter Connor
- Douglas Crutcher
- Brian Covert
- Lyssa Clack

4. Added Items / Approval of Agenda

Item		
1	Call to Order	6:30 p.m.
2	Introductions	10 min
3	Election of Chair and Vice Chair	5 min
4	Approval of Agenda / Added Items	2 min
5	Approval of Meeting Notes – January 16, 2020 (to be circulated)	2 min
6	Public Participation Comments Received – none	NA
7	Update - Port Wallace Environmental Report / MPS Process Update (report)	20 min
8	Update - Port Wallace Holdings Limited Development Concept (Kevin Neatt)	20 min
9	Update - Conrad Quarry Lands (Case 22670)	10 min
12	General Q & A	5 min
13	Next Meeting – 2021 (To be determined)	
14	Adjournment	

Items for Next Meeting:

1. Review of Terms of Reference
2. Port Wallace SPS and LUB amendments

5. Approval of Meeting Notes

- This will be a standard agenda item
- January 16, 2020 (to be circulated soon)

6. Public Participation Comments Received

- This will be a standard agenda item
- None for this meeting

7. Update – Port Wallace Environmental Report

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 15.1.4
Halifax Regional Council
October 19, 2021

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY: Kelly Denty, Executive Director, Planning and Development

Original Signed by 
Jacques Dubé, Chief Administrative Officer

DATE: October 6, 2021

SUBJECT: Port Wallace Secondary Planning Process, Environmental Update and Revised Work Plan

ORIGIN

On March 27, 2018, Regional Council passed the following motion:

1. THAT Regional Council direct staff to:
 - (c) report back to Council with further information from Nova Scotia Environment regarding development activity in the vicinity of Barry's Run.

On December 4, 2018, Regional Council passed the following motion:

THAT Halifax Regional Council direct staff to:

1. Conduct an environmental assessment of the HRM-owned lands along Barry's Run and Mitchell's Brook that would form part of the proposed Port Wallace development PID 41301789 and 41376898 (See Attachment A of the staff report dated November 19, 2018, Figure 3.5.1 of the WSP Land Suitability Analysis, generally shown as Area F); and
2. Report the findings of the environmental assessment work to Regional Council prior to returning to them with a final recommendation report for the Port Wallace Secondary Plan project.

On November 12, 2019, Regional Council passed the following motion:

RECOMMENDATIONS ON PAGE 2

Port Wallace Secondary Planning Process,
Environmental Update and Revised Work Plan
Council Report

- 2 -

October 19, 2021

THAT Halifax Regional Council direct the Chief Administrative Officer to:

1. Direct staff to proceed with the Port Wallace Secondary Planning work plan, as outlined in the Discussion section of the staff report dated October 15, 2019, and return to Council for direction on the secondary planning process after Nova Scotia Land Inc. completes the risk assessment and management plan for the former Montague Gold Mines site, including the Municipally-owned lands surrounding Barry's Run and any other third-party impacted lands located within the secondary planning study area.
2. Initiate a process to consider amendments to applicable secondary municipal planning strategies and land use by-laws to enable industrial and highway commercial development on the Conrad Quarry lands, consistent with the policy direction outlined within the Discussion section of the staff report dated October 15, 2019 and follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.
3. Monitor progress with the Province on the determination of the risk assessment and management plan for the Municipally owned land surrounding Barry's Run and any other third-party impacted lands located within the Port Wallace Secondary Plan study area and report back to Council with an update within the next six months.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

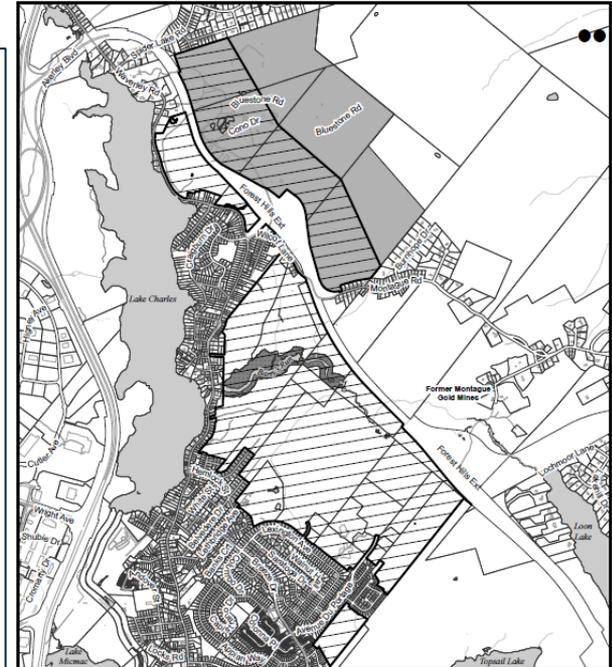
It is recommended that Halifax Regional Council direct the Chief Administrative Officer to:

1. Direct staff to proceed with the revised Port Wallace Secondary Planning work plan, as outlined in the Discussion section of this report; and
2. Continue to work with Nova Scotia Lands Inc., Nova Scotia Environment and Climate Change and Nova Scotia Lands and Forestry, to better understand the risks and potential management strategies associated with the risk assessment and closure plan for the former Montague Gold Mine Site and future development in the Port Wallace Secondary Planning Study Area and report back to Council.

BACKGROUND

The 2014 Regional Plan identifies Port Wallace as one of three potential new or expanded communities located inside the Urban Settlement Designation that, within the life of the Regional Plan (2031), could be serviced with municipal wastewater and water services. The community design is subject to a secondary planning process involving extensive study, public engagement, and Regional Council approval. Council initiated the Port Wallace Secondary Planning process in March 2014.

Barry's Run is a watercourse and wetland/bog system that runs through the centre of the Port Wallace Secondary Planning Study Area (PWSPSA) and flows into Lake Charles. The Municipality owns land surrounding Barry's Run and the area has been impacted by the former Montague Gold Mine site, located several hundred metres upstream. The former mine site operated from 1802 to 1928 and intermittently



Map 1

Barry's Run,
Port Wallace

- Subject Area
- Port Wallace Secondary Planning Study Boundary
- Conrad Quarry Lands

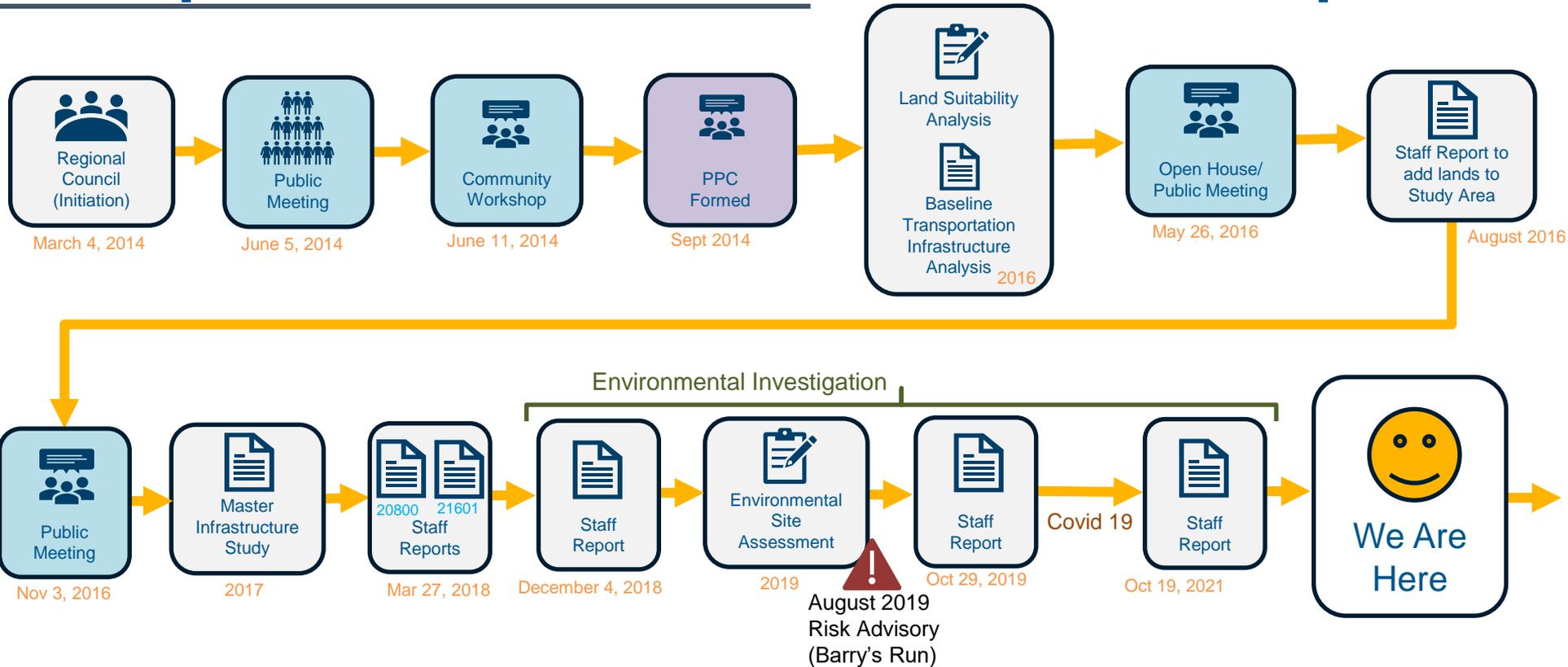
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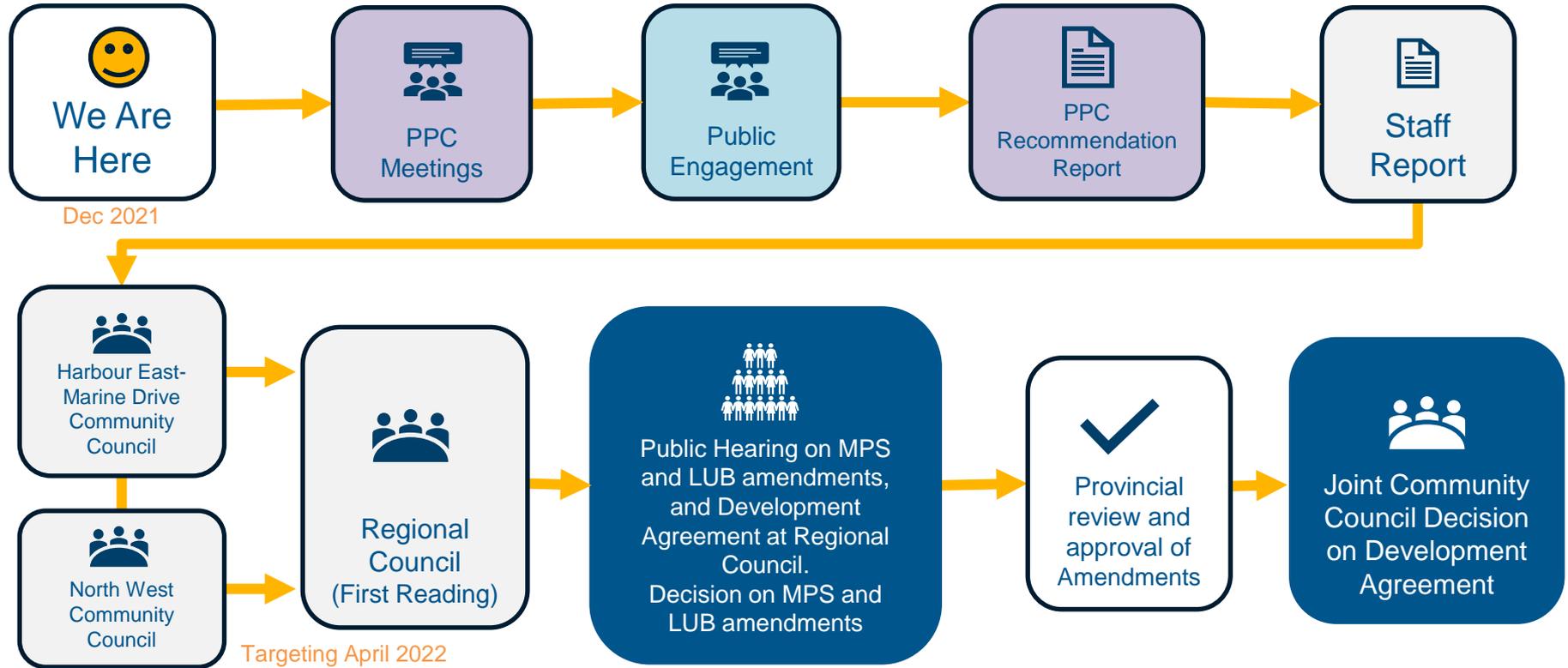
10 June 2021

Case 22384 *WorkInProgress/ER_Group/ER_Cases/arrhenes22384/Maps_Pages/UCI

7. Update – Port Wallace MPS Process Update



7. Update – Port Wallace MPS Process Update



8. PHWL Presentation

Kevin Neatt – Port Wallace Holdings Limited

9. Conrad Quarry Lands (Case 22670)

Item No. 13.1.5
North West Community Council
December 13, 2021

DATE: November 22, 2021

SUBJECT: **Case 22670: MPS and LUB amendments to allow for industrial and highway commercial uses on the Conrad Quarry Lands, Montague Gold Mines and Waverley**

RECOMMENDATION

It is recommended that North West Community Council:

- ✓ 1. Recommend that Regional Council give First Reading to consider the proposed amendments to the Municipal Planning Strategies (MPS) and Land Use By-laws (LUB) for Cole Harbour/Westphal, Dartmouth and Planning Districts 14 and 17, as set out in Attachments A and B of this report, to allow industrial and highway commercial uses on the Conrad Quarry Lands and schedule a public hearing; and
- 2. Approve the proposed amendments to the Municipal Planning Strategies (MPS) and Land Use By-laws (LUB) for Cole Harbour/Westphal, Dartmouth and Planning Districts 14 and 17, as set out in Attachments A and B of this report, to allow industrial and highway commercial uses on the Conrad Quarry Lands.

10. General Q & A

- Questions?
- Comments?
- Concerns?

Note that we will be exploring the proposal in more detail in the new year

11. Next Meeting - 2022

- Date / Time to be determined
- Likely virtual format

12. Adjournment

HALIFAX

Thank You

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