

Port Wallace Public Participation Committee
Meeting Notes: April 12, 2018, commencing at 7 p.m.
Helen Creighton Room, Alderney Gate Library

PRESENT: Mr. Robert MachPerson
Ms. Claudia Currie
Mr. Adam Flick
Ms. Valerie Gray

COUNCILLORS: Councillor Tony Mancini, District 6

STAFF: Mr. Andrew Bone, Planner III
Mr. Paul Burgess, Program Manager, Infrastructure Policy & Standards
Ms. Katherine Greene, Policy & Strategic Initiatives Program Manager
Mr. Ben Sivak, Major Projects Planner
Ms. Genevieve Hachey, Planning Controller

REGRETS: Mr. Peter Connor
Ms. Catherine Lunn, Co Chair
Mr. Bertrand Losier

OTHERS: Mr. Kevin Neatt, Clayton Developments Limited
Mr. Tom Swanson, P.Eng, Summit Rock Developments Limited
Mr. Brent Conrad, Conrad Brothers Ltd.

TABLE OF CONTENTS

1. CALL TO ORDER	3
2. APPOINTMENT OF ACTING CHAIR	
3. APPROVAL OF MEETING NOTES OF FEBRUARY 8, 2018.....	3
4. ADDED ITEMS / APPROVAL OF AGENDA	3
5. COMMITTEE MEMBERSHIP (Andrew Bone)	3
6. MARCH 27, 2018 COUNCIL DECISIONS (Andrew Bone)	3
7. TRUCK ROUTES (Andrew Bone)	4
8. TRAFFIC COUNTS (Adam Flick/Paul Burgess.....	4
9. MINE TAILINGS (Andrew Flick/Andrew Bone)	5
10. BACKGROUND STUDIES REFRESHER (Andrew Bone)	6
11. PORT WALLACE PPC POLICY PLAN (Andrew Bone)	6
12. FIELD TRIP	6
13. NEXT MEETING	6
14. QUESTIONS FROM COMMITTEE AND THE PUBLIC	7
15. ADJOURNMENT	7

1. CALL TO ORDER

Andrew Bone called the meeting to order at 7:07pm.

2. APPOINTMENT OF ACTING CHAIR

Robert Macpherson was nominated as chair for this meeting by Valery Gray, seconded by Claudia Currie, Robert will be chair of this meeting.

3. APPROVAL OF MEETING NOTES OF FEBRUARY 8, 2018

Adam Flick noted that some of the numbers that were presented to them for the 107 were not in the summary.

Andrew Bone stated that these notes are a summary, however it can be updated with those numbers.

Claudia Currie wanted to make sure that her question about the metrics was included in the notes, Andrew Bone restated that the notes are not verbatim.

Moved by Robert Macpherson, seconded by Adam Flick to approve the meeting notes subject to clarification on those two questions. Motion Put and Passed.

4. ADDED ITEMS / APPROVAL OF AGENDA

Agenda approved as is.

5. COMMITTEE MEMBERSHIP

Steve Sinnott has resigned from the committee, next meeting there will be an election for chair and co-chair.

Claudia Currie: Wanted to know if this member will be replaced and if so what this process will be.

Andrew Bone advised that this is subject to review by the Clerk's office. They explained the process of electing a new member, something that is done by the Clerk's office and elected by Community Council.

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 meeting and a new public hearing. Dates for additional steps are to be determined.

- 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.
- c) 40 Lot Request:** Regional Council did not approve a motion with regards 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

Robert Macpherson stated that in future meetings regarding the Conrad Quarry portion that they will not be participating due to a conflict of interest.

Andrew Bone stated that they will not be participating in the Conrad Quarry discussions as they used to live directly adjacent to the site therefore another Planner will be discussing those matters.

Robert MacPherson: would like staff to be very clear with the committee on certain items, when they see what happened with the Conrad Quarry piece they feel that this item, that was at the PPC and voted by the PPC to move forward on its own agenda, should not have gone through all this process of going to a Public Hearing to then be brought back to the PPC.

Adam Flick seconded this comment and feels that if Land Use guidelines had been provided it would have saved a lot of time.

7. TRUCK ROUTES

Andrew Bone showed an image of all truck routes in the HRM core and showed that Waverly Road is not a designated truck route, this road would be limited to trucks that have local business only.

Valerie Gray would like to know if there are any considerations for weight loads in the spring and other times for what the Waverley road can handle.

Andrew Bone will come back to the committee with this information.

8. TRAFFIC COUNTS (Adam Flick, Paul Burgess)

Adam Flick presented a power point (a paper copy of the presentation will be provided to the committee) about traffic counts and projections from data collected from Nova Scotia Transportation and Infrastructure Renewal.

Paul Burgess presented a power point explaining where the Baseline Study Transportation Analysis' information is gathered from and why the information presented may be different from the NSTIR information. A paper copy of this presentation was presented to the committee (attachment 8).

Questions:

Claudia Currie: wanted to know how the growth rate on the 107 translates to the growth rate on the Waverley Road.

Paul Burgess advised that in the afternoon peak hour at the Waverley and Montebello, headed outbound, fluctuates around 800 to 900 an hour and they have found that to be around or just below the 1% growth rate.

Claudia Currie recounted being on this road today and watching a fire truck trying to turn onto the Waverley road for about 10 minutes, the driver eventually turned the other way find another way to come back. They found the traffic outrageous on this road.

Paul Burgess compared the traffic on the Waverley Road to the current traffic on the St. Margarets Bay Road saying that the later is much busier and there is no plans to widen the St. Margarets Bay Road. The peak traffic on the Waverley is contained within an hour. The current per hour rate is about 900 vehicles per hour at that peak and it is predicted to go up to around 1200. One of the things that could be done here with the Integrated Mobility Plan, and not the Capitol Costs Contribution, is to address traffic speeds, sidewalks and to have a comprehensive study done to identify issues on the Waverley road.

Valerie Gray wanted to know if anything can be done to speed up the potential access from the number 7 extension, closer to Main, into the top of the subdivision.

Paul Burgess advised that HRM staff looked at various methods of slowing cars down on the Forest Hills Extension ,however the Province of Nova Scotia has it`s own plans to connect the Forest Hills Extension to the Cherry Brook By-Pass in the future and this does not necessarily include a connection to the Port Wallace. HRM and the developer would like to see a connection happen here and they will be talking to NSTIR about this.

Claudia Currie requested clarification on the `non-auto mode` in a previous slide.

Paul explained that this includes pedestrian, cyclists and transit. There is currently a 7.5% figure of people from the Port Wallace taking transit. Staff believe a figure of 10% is achievable, 20% would be on the high side that may be achieved with transit upgrades.

9. MINE TAILINGS

Adam Flick advised that he would like to have Michael Parsons come speak to this as he is an expert, it was decided that HRM would get NS Environment engaged in this process. They are happy that NS Environment is getting involved and is looking forward to knowing any information that will come from any study that they do on this site.

Andrew Bone advised that HRM has prepared a briefing note on some of the studies that have been done in the area where the mine tailings have been deposited over the past century, this briefing note has been sent to NS Environment and has asked for them to be involved. At this point it is unknown what information will come back from this or when it will be presented to staff. The plan is to bring this back to the committee at a later point, once feedback from NS Environment is received. At that point it may be decided that experts may be brought in, who those experts may be is not known at this time. NS Environment is the agency of jurisdiction in this matter and the Province of NS is the land owner of the site on the other side of the highway.

Claudia Currie wanted to know if the 2003 Provincial/Federal Task Force is still active, Adam Bone replied that no information regarding the status of any programs related to that site is not currently known. Staff is working on having meetings with NSE and more information will be available after these meetings.

Adam Flick wanted to know if there is any possibility of committee members sitting in on these discussions, Andrew Bone replied that this would not be possible however this topic can be added as a standing item to be discussed at each committee meeting where any information received by HRM staff would be relayed to the committee.

10. Background Studies Refresher

Andrew Bone spoke about the package that has been presented to the committee today. Attachment A is a copy of the Land Suitability Analysis map, large scale maps of this will be available at future meetings. One of the other studies that we will refer to occasionally is the Shubenacadie Lake Sub-Watershed Report (Attachment B). This study is from 2013 and at that time Harbour East Marine Drive Community Council passes a motion which accepted this study report for background for future planning considerations. It is recommended that advance storm water management practice be included in the Port Wallace development with the objective of not increasing peak storm water flow quantity and no decrease in storm water quality. It also recommended stream gauging and flood mapping of the entire watershed.

A summary of the Lake Sub-watershed study final report and the Port Wallace Master Infrastructure study is included in the package provided to you and also on the website. All of this information should be reviewed by the committee members so as to have knowledge about the site when we start the policy analysis.

Claudia Currie asked that since the Land Suitability Report, was the acid bearing slate dump removed from the site near Barry's Run, would there be a subsequent study done on this as the environment has been changed, a large hill has been removed.

Andrew Bone advised that NSE would be doing some follow up testing, it is unknown if we can be made aware of the results of this testing. It is something that they will follow up with.

11. PORT WALLACE PPC POLICY PLAN

Andrew Bone spoke about the work that will be happening in the coming 3 or 4 meetings in the coming months. We have grouped policy matters into the following groups:

Group 1 – Land Uses and Built Form – low density, multi-unit, mixed-use, industrial/highway

Group 2 – Neighborhood Design – parks, active transportation, local road network

Group 3 – Environment and Implementation – Barry's Run, mine tailings, storm water management, phasing

Once these areas have been reviewed and there is consensus or agreement staff would go on to draft policies and regulations, the draft policies and regulation would be brought back to the committee for review and input. Once this has been completed there would be public consultation and then recommendation from the meeting on the package. We may have to wait on getting information from Nova Scotia Environment, we may be able to move forward subject to future review of the environmental information.

Claudia Currie wanted to know if someone will be there to provide information about land use.

Andrew Bone explained that the goal is to make these presentations very visual and do a site visit/field trip so the committee will know what the different developments we will be speaking of look like.

12. FIELD TRIP

Andrew Bone spoke about having a field trip to visit the site and other subdivisions that would be a good visual representation of what the developer is looking at for this site. The best date for the field trip would be May 5th, present committee members are able to attend that day.

13.. NEXT MEETINGS

Adam suggested a meeting on the evening of April 30th, members in attendance are available and other members will be contacted to see if this date is feasible. Andrew suggested that they could start earlier for the next meeting, 6:30 was suggested and agreed upon.

14. QUESTION FROM THE PUBLIC

Rene Leclerc wanted to know if staff visits the sites when making decisions about traffic modelling.

Paul Burgess responded that staff does go out and visit these sites at rush hour to witness traffic.

Adam Flick wanted to know if safety was being looked at.

Paul Burgess responded that HRM does connect with the Province to look at all potential issues due to traffic. HRM is not able to make changes on Provincially owned highways however HRM does look at safety issues including sidewalks, turning lanes and crosswalks on municipally maintained roads.

Catherine Currie would like to have access to accident statistics on the Waverley Road.

Paul Burgess advised that HRM can make a request to get this information however it is difficult to collect this data.

15. ADJOURNMENT

Robert MacPherson adjourned the meeting at 8:54 pm.