

## Porters Lake Public Forum March 9/2005

99 Residents (*Councillor Hendsbee in Attendance*)

### Questions & Comments:

- What will be done to improve the highways which are handled by the province? And what will be done to increase the number of pedestrian oriented facilities?
- Are notes taken at these meetings?
- I don't think you have identified the advantages of country living in the suburbs in your plan. Suburbia provides space for gardens, places for snow, space for children to play, and there is less disease. Why have you not recommended the advantages of suburban living in your plan?
- Beaverbank has been left off the map, that's ignoring 7,000 people, you just don't ignore Beaverbank!
- I have a concern over Sackville Drive, why isn't the 113 proposed on this map?
- The traffic on the Hammonds Plains Road is overwhelming. This is irresponsible planning because if there is one death on the Hammonds Plains Road, you will be responsible.
- I am worried about the traffic on Beaverbank Road as it leads into Hants County. There is a large quarry on this road, and did you account for the traffic that this quarry produces in your plan?
- Why are you expropriating people by down-zoning properties?
- There has been a feasibility study for the community centre in Musquodoboit Harbour, and this Regional Plan fits right into our plans.
- I am happy to see an environmental aspect in this plan, especially beach protection, but a 50-foot buffer at Martinique Beach is not sufficient after the storm we had today. You should increase the minimum setback for every building on open water, 50 feet is just not sufficient.
- You should talk to Bob Taylor, a coastal geomorphologist, and look at examples such as Kingsburg and Wallace Bay and see the results of poor planning.
- This plan is extremely heavy handed for going beyond zoning by encouraging infilling, which in my opinion is destructive. You're imposing a lifestyle on our children. I don't want city water

or any services, and I want my kids to have the option of moving into the core, or living where they are. You're 10 years behind the times. We don't want to work in an office in the urban core when we can do that right here. You're making a preferable lifestyle unavailable to my children in a heavy way.

- We have appropriate land-uses in this community and you're stifling growth, at least enough for us to get a good transit system.
- We have a very good secondary plan, and I sure wish we were still a part of Halifax County instead of HRM.
- I appreciate environment and open space and how it is addressed in the plan, but what in the plan addresses facilities such as pools and arenas? What about improvements for pedestrian access to these facilities? And, would this include the planning for playground facilities?
- I moved here to have a better lifestyle and save a lot of money. In North Andover, Massachusetts, cluster development is being practised, but it is one of the most expensive places to live. The house I bought here could not have been built in North Andover. You're going to drive up costs. Bishop's Landing is great but not many people can afford to live there. You need to consider housing affordability.
- It's great that you came out to Porters Lake, but I'd really prefer to have you in Lawrencetown. We had a planning process in the county, and sometimes it feels like this plan is getting railroaded through. I have a lot in Dartmouth and you're going to need real deep pockets to ever do anything with it. \$120,000 for rural A & B development patterns in your book, I just don't see how this is going to work.
- You have been forced to link all the different communities in HRM through amalgamation. I want to be able to give my son property without raking out a lot of money
- This is a 25 year plan, have you considered some back-out clauses? You should have a review of the plan 1 year after implementation
- I wanted to bring up the issue of the Forest Hills Shopping Centre, which is 47,000 sq. feet. What will the boundaries of a district centre look like, and how are they defined? Splitting communities is a real issue based on water and sewer in Musquodoboit Harbour.
- We all feel overlooked on the Eastern Shore, and we don't want vacant buildings in this area. Will community boundary lines be set at the regional planning level, or the community level?
- Will we see something more definite about the boundaries and growth between centres in the next round of consultation in April-May?

- Street lighting is becoming a huge problem. We don't want it. Is it mentioned in the plan?
- What is the nature of the trails you are proposing in the plan?
- You have \$4.5 million in the budget for street lighting. Is this really appropriate?
- This plan seems to be focussed on getting people into Burnside and Halifax. Is this on purpose?
- You have to take the 3 business parks on the Eastern Shore into consideration. The province doesn't want them, so please do something with them. The roads to these parks need major upgrading.
- There is a lot of finger pointing going on. Maybe you need more communication and collaboration with the provincial government. Taxes have gone up and roads have gone down.
- Is there any way to fix the infrastructure issue on the Eastern Shore?
- Are there any plans for more collaboration with the province to address these transportation issues? What would be the time frame to negotiate with the province?
- How can you plan 25 years in the future without the province? (e.g. 4 lane highways)
- How do we know the province is going to do something for us? They are twinning the 103 and 101. The 102 is already twinned. When is it our turn?
- Development will occur where land is cheapest. This is a 25-year plan without identified transportation improvements. You guys live "pie in the sky"! We aren't going to take transit. It just isn't going to happen. We need better arterial roads. We need the 107 and #7 highways upgraded. Don't wait to twin the 107 later. It is dangerous on the 101 and 103, and now they are getting twinned (after so many people have been killed). Without the transportation, this plan is going to be meaningless.