

**Sackville High School Public Forum**  
**February 10/2005**

80 Residents (*Councillors Harvey, Hum and Johns in Attendance*)

**Questions & Comments:**

- Who is making this plan for HRM? Is it staff or residents?
- When your planning high density communities, are you taking green spaces into consideration?
- When planning high density, are you taking into consideration what resources are available for re-newable energy?
- I have a question about your foundation strategy. Where are the bike paths in your plan? I don't see any bike paths around the Bedford Basin and specifically the Windsor Exchange
- I didn't get a sense that your plan was filtered through the Emergency Services Unit. There may be benefits to filtering this if you haven't already.
- What does 'Maintain privately owned corridors' refer to? Does this mean that you will preserve woodland and not allow any development?
- Are you denying the owners rights to develop and sell their own lands?
- What ever happened to the use of rails for urban transportation?
- Are the outlying rural communities responding to the 'one size fits all' approach?
- Are there any plans for the historic building in Bedford 'The Teachery'?
- I hate this plan, your violating peoples rights. You're pushing too many people in centres. Water was only brought here (Beaverbank) by the province, not the municipality. How will you make this plan work without a North-west Arm bridge? How can Spryfield survive without it?
- Don't you think our population will be more like 500,000 to 1 million in 25 years?
- What about the increase in the cost of houses? A lot in Middle Sackville today costs \$55,000! It is important that housing be affordable.
- When Sackville was laid out, lots were 60 X 100, now in Millwood, they are even smaller. In Toronto you can hear all your neighbours conversations, this is not life!

- Will the clustered septic systems tie into the main sewer line?
- Why doesn't your committee recommend extending sewer along existing roads?
- Not everyone wants an apartment building or townhouse! You're centralizing this region too much, people love their single family homes, I know I do in Beaverbank, I wouldn't want to live in a clustered area.
- I believe in planning, but I'm cynical about your public participation. When you held the moratorium meeting at City Hall we were packed in like cattle and we didn't have any way to watch what was happening in the Council Chambers. Your open house at Mount Saint Vincent didn't have any microphones for people to speak into, and the facilitator only picked who he wanted to speak.
- Down-zoning compensation is needed for people caught in the middle.
- Open space is good, but its not all 'rosy', unless you have security to protect it; open space designations don't work very well.
- 80% of homelessness in municipalities is from the zoning you choose for our properties.
- I want the right to be able to build when I want and where I want.
- I want to know why Beaverbank wasn't chosen as a centre?
- What is the status of subdivision for kinship lots?
- What input can landowners have in your committee?
- What is happening with McNab's Island?
- Traffic in Hammonds Plains keeps increasing, and we have to build the 113! It is extremely dangerous to drive on this road at any time of the day.
- Hammonds Plains is not a very convenient place for transit. There are only buses in the morning and evening and this creates a problem for employment. What in your plan will help this?
- I am highly in favour of a wildlife overpass when you build the 113.
- Are you saying that growth in Bedford West would occur on the Hammonds Plain's Road?

- Are you saying that outside the boundary of Bedford-west there won't be substantial growth in the next 25 years?
- If you deviate from MPS policies would have to go through a development agreement?
- Will there be a review of this plan and will you tweak it accordingly to give owners property rights?
- Do you feel this plan has captured the public consultation from the moratorium and other consultation adequately?
- Do you have detailed strategies in place with respect to clusters so people will know what it means for development?
- HRM will pay for all these services in the centres? So your taking about a 'build it and they will come' approach?
- When do we get to debate about regulations for development? I say this because development strategies may not apply to more rural areas as they do in the urban core.
- There needs to be a good solid period of consultation in this plan very soon, don't leave us out.
- Are we going to a system, where in the next 10-15 years, we will be only be allowing the top 5 developers to have the market share of development?
- When does a landowner have to pay a capital cost contribution?
- Please look at other cities, like Ottawa, at how easy it is to make bicycle lanes and paint shoulders in the city. We need to catch up.
- How does clustering fit into the picture of development today when there is infrastructure already in place? Will these clusters will be placed way back in the woods?
- How long will it take for better bus service in Hammonds Plains?
- It is exciting to hear that the BRT will be coming to downtown Halifax, but how can you limit parking demand downtown?
- What if Magazine Hill is clogged with traffic during the transit trip to downtown? Can you get funding from the provincial government to alleviate the problem?
- I disagree with the toll highway idea, why should I pay money to help alleviate problems on another road? But I do agree with the bus-only lane.

- I am worried about the congestion on the bridges and the loading problem that may serve for the BRT routes, what about using the ferry to enter the peninsula instead?
- I am worried about parking downtown and the limiting of parking downtown. I am afraid transit doesn't address the problems this causes.
- Is there provisions in the plan for underground power and telecom lines in the Regional Plan?
- I think this is a great plan! My only concerns though are that we need mandatory floodplain mapping, we also need publicly owned buffers to watercourses to preserve these areas.
- Please get rid of as-of-right development. More public participation is needed when is type of development takes place.
- Sedimentation and eutrophication is occurring in many lakes in HRM, what are you doing to prevent these processes in the future?
- Is there anything HRM can do to protect buffers around watercourses in the private sector? If this is a voluntary process, it just won't work!
- This plan looks good! When can I expect to see water and sewer to come behind Springfield Lake?
- One septic field servicing 20 homes in a clustered septic system, is this the case? How might this effect home values?
- Are we going to help people in Beaverbank with the creation of much needed new roads? We need something to alleviate the Beaverbank Road.
- There is a disparity for your 5 new regional parks geographically, especially for urban Dartmouth. Are there any plans for Dartmouth to get a regional park in the future? And if not, is there a process for adding a regional park in urban Dartmouth?
- In you're proposed regional parks and corridors map, I don't see a linkage between Jacks Lake, Second Lake, and the Sackville River as a corridor. Why is this not identified?

## **Notes From Tables**

### Settlement & Transportation

- 100m Buffers
- Why can't there be off-sewer development using composting toilets? Don't put the poo in, in

the first place!

- Have you determined good sites for windmills, so development limited there?
- What does “allow buffer exceptions where acceptable protection mechanisms are in place”?
- Watershed protection may require doing away with modifying ‘as-of-right’ development. Will or can the new plan incorporate this development by agreement, or strict zoning regulations in watersheds?
- Eastern urban area parks are marginal near high density - another regional park perhaps Anderson Lake? Buffer between Sackville Expressway and Anderson Lake.
- Nature corridor to feed to Second and Jacks Lake and Sackville River
- Ability of small landowners to subdivide lots
- As-of-right must go all development agreement
- Save Second Lake
- 10% green for all new subdivision - keep at 5% but require similar park requirements for apartments and condos as subdivisions
- More trails

#### Open Space

- More trails (right on!)
- Save Second Lake
- More public owned 100m buffers to all watercourses
- Do up more floodplain mapping
- I like your vision of more regional parks
- There appears to be mistakes in the potential regional parks and open spaces map corridors “current protected areas” wrong
- Don’t see any marine parks or protected areas offshore
- By comparing the significant wildlife areas and the current protected areas there does not seem

to be a protected area between Tantallon and Fall River

Harbour

- Locate waterfront park on Bedford Basin
- Yeh - round the harbour ferry
- Why aren't overflow amounts taken into account before construction?
- Tertiary sewage treatment plants should be utilized so we can swim in the harbour safely!  
Daylight streams going to harbour
- Walking Bridge across North-west Arm.