

**HALIFAX REGIONAL MUNICIPALITY  
PORT WALLACE PPC MEETING NOTES**

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**7:00 p.m.  
April 19, 2016  
Alderney Gate  
HECC Meeting Room**

**IN ATTENDANCE:** Paul Morgan, Senior Planner, Regional and Community Planning  
Ben Sivak, Principal Planner, Regional & Community Planning  
Claudia Currie  
Adam Flick  
Bertrand Losier  
Robert MacPherson  
Valerie Gray

**COUNCILLORS:** Tony Mancini

**REGRETS:** Steven Sinnott  
Catherine Lunn

**PUBLIC IN  
ATTENDANCE:** 5

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The meeting commenced at 7:00 p.m.

**1. Call to Order**

Robert MacPherson assumed the Chair. Paul Morgan welcomed the committee members back after a long delay and distributed the Port Wallace Land Suitability Assessment Report prepared by WSP, dated February, 2016. He advised that baseline reports on the surrounding transportation, water and wastewater infrastructure will be available soon and posted on the web.

He also advised that Katherine Mills had resigned from the committee.

**2. Added Items**

The committee agreed to a request by Kevin Neatt of Clayton Developments Ltd. to speak to the

committee. Mr. Neatt advised of the projects that his company had been involved with including Russell Lake West, Bedford South and Bedford West. He said that his company would be a major land owner in Port Wallace and looked forward to working with this committee and the community in preparing plans.

He said that the company had developed concept plans that it would like to share with the committee.

### **3. Status Update on the Planning Process and Preparation for Public Meeting**

The Committee agreed to hold the public presentation at Cornwallis United Church on Thursday, May 26<sup>th</sup>. There would be an afternoon and an evening open house with a presentation of the land suitability assessment report at each session.

The Committee noted that it was important that the attendees be made aware of the purpose of the meeting.

### **4. Overview of Land Suitability Assessment Report**

Greg Zwicker of WSP provided an overview of the report. He explained that there were six site features studied and scored. He explained how the constraints scoring were derived for each feature and then how a cumulative constraints scoring was derived.

Claudia Curry pointed out a location within the study area where a rock pile had been dumped. She believed that the pile contained acid bearing pyritic slate.

### **5. Draft Questionnaire**

Ben Sivak presented the draft questionnaire. There was discussion regarding the question “Should the Conrad Brothers lands be included in the final secondary planning area?” It was agreed that staff would redraft the question and submit it to the committee for review.

### **6. Request to Speak: Tom Swanson**

Tom Swanson provided an overview of the rationale for allowing his client’s lands (the Conrad Brothers lands) to be serviced with municipal water and wastewater services. He pointed out the lands to be included within the Port Wallace planning process and the quarry lands to be rezoned to industrial under a separate process.

It was noted that a detailed submission in support of the Conrad request was included as Appendix A of the Land Suitability Assessment report which included a map illustrating the existing zoning on the property.

The meeting adjourned at approximately 9:30 p.m.