

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

---

**7:00 p.m.  
June 29, 2016  
Alderney Gate Library  
Helen Creighton Room**

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

---

The meeting commenced at 7:00 p.m.

**1. Call to Order**

Catherine Lunn assumed the Chair.

**2. Added Items**

None.

**3. Recommendation re: Conrad request**

Paul Morgan explained that the Conrads had made a request to Regional Council to have their land holdings included in the Port Wallace Secondary Planning process. The lands included the 470 acre quarry property on the north side of the Montague Mines Road and Hwy. 107 interchange and a 53 acre property between Hwy. 107 and the Waverley Road. The quarry

property was proposed for industrial and highway commercial development and the 53 acre property was proposed for serviced residential development.

Staff had recommended that these requests be considered. Council passed a motion to defer a decision until the land suitability assessment study had been completed. The study is now completed so the matter has to go forward to Council. Staff remain supportive of considering these requests. The committee can make its own recommendations which can differ from that of staff.

The Committee deliberate and then passed a motion recommending that Halifax Regional Council consider the Conrad request to:

1. have 470 acres of its quarry lands zoned for industrial uses and proceed with a separate planning process from that of the remainder of Port Wallace;
2. have a 53 acre parcel included in the Port Wallace secondary planning process to allow for residential development; and
3. allow for 242 of the 470 acres of the quarry lands to be serviced with municipal water and wastewater services and to allow for highway commercial uses on this portion of the property.

Robert MacPherson advised the committee that he had a conflict of interest and did not vote on the first and third motions. It was noted that the committee report should be clear that the committee position is that these requests merit further consideration but not approval at this time.

#### **4. Regional Plan Considerations (Paul Morgan)**

Paul Morgan reminded the committee that the Regional Plan has policy guidance for the development of Port Wallace which should be considered when evaluating development proposals coming forward.

#### **5. Design Guidelines (Ben Sivak)**

Ben Sivak advised that design guidelines had been drafted by staff and any input from the committee would be welcomed.

#### **6. Stormwater Management (Clayton Developments)**

Staff members from Clayton Developments and their consultant reviewed recent developments by their company and the stormwater management techniques employed. It was stated that

current techniques emphasize on-site management to reduce the volume and improve the quality of stormwater leaving the site.

## **7. Adjournment**

The meeting was adjourned at approximately 9 p.m.