

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
March 18, 2010**

PRESENT: Councillor Shirley Pineo, Chair
Warden Richard Dauphinee
Deputy Warden Gary Cochrane
Councillor Randy Matheson
Councillor Gloria Shanks
Councillor Tom Brown
Ms. Traci Curry
Mr. Raymond Parker (6:35 p.m.)

STAFF: Lynn Davis, Director of Planning
Jeanne Bourque, Planner
Velma Macumber, Administrative Assistant

GUESTS: Jennifer Graham, Coastal Coordinator, Ecology Action Centre
Don Aldous
Garth Hazel, Three Mile Plains
Jim McCarthy, Three Mile Plains
Raymond Upshaw, Three Mile Plains

REGRETS: Councillor Rick Gaudet, vacation
Councillor Pam Ainslie, work commitment
Councillor Reed Allen, work commitment

Chair Pineo called the meeting to order at 6:30 p.m. and welcomed Don Aldous and Jennifer Graham to the meeting.

COASTAL PLANNING PRESENTATION - ECOLOGY ACTION CENTRE (EAC)

Jennifer Graham, Coastal Coordinator of the Ecology Action Centre, gave a power point presentation to the Committee entitled "Coastal Climate Change Adaptation: An Opportunity for West Hants". The presentation identified issues such as increasing costs and public safety risk associated with climate change, rising sea levels, storm surges, and coastal flooding, and some possible remedies. She referred to three approaches to adaptation: planned retreat, accommodation and protection. Planned retreat is based on the idea that certain areas are not suitable for development and involves measures such as building setbacks, minimum elevations and even moving buildings to higher ground. Accommodation is intended to reduce damages associated with climate change impacts through building code requirements or reducing the amount of infrastructure that is built in flood prone areas. Protection involves protecting important infrastructure and is the most expensive approach.

Ms. Graham spoke of "no regrets planning" where the actions have other benefits outside climate change adaptation. She said the first step is to do a risk assessment, which could take a high tech or low tech approach. Some funding may be available through the provincial Climate Change Adaptation Fund. The Ecology Action Centre felt that the issues should be addressed by all levels of government. Ms. Graham advised that the Province has released a

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background report called the "State of the Coast" which recognizes the issues. The Province is also releasing a Coastal Development Strategy sometime in 2010.

Chair Pineo thanked Ms. Graham for her presentation and asked the Committee for comments.

Warden Dauphinee commented that the Municipality had just completed a Plan Review a few years ago, and through its planning documents, water resources and dykeland have been identified and protected. In addition, the Municipality also has an Integrated Community Sustainability Plan that addresses protection of water resources. Warden Dauphinee stated he believed that common sense should dictate, but sometimes people do not do enough research before moving into an area.

A brief discussion was held about rising sea levels.

Ms. Graham and Mr. Aldous left the meeting at 7:25 p.m.

PRESENTATION ON PITS AND QUARRIES - GARTH HAZEL

Garth Hazel read aloud a letter from Concerned Citizens, Panuke Road, about the rock and gravel quarries operating on Panuke Road in Three Mile Plains. Concerns were expressed about noise control, hours of operation, pollution, protection of wildlife habitat, water supply, fish habitat, road standards, and loss of lifestyles. Mr. Hazel advised that the pits are expanding, and little has been done by the Department of Environment and Municipal Affairs to address their concerns. He said the citizens would like to have guidelines adopted to protect the area and other areas.

Chair Pineo thanked Mr. Hazel for his presentation. She expressed concern about the Municipality not receiving notification from the Department of Environment when pits are being opened in the Municipality. She said she sympathized with the residents as in her area they have been dealing with the Gypsum Company expansion.

Chair Pineo asked Ms. Davis for comments about the meeting she attended in Truro and if municipalities could give input.

Ms. Davis advised that the Department of Environment is looking at a wide range of possibilities for regulating pits, but at this point, they are still in the consultation stage. DOE representatives have said the concerns that have come out at the various sessions held around the Province have been quite different. Ms. Davis stated, for example, at the session she attended, the fact that pits less than two hectares are not regulated was not a big issue. She noted there some things that can be done, but the Department is only looking at pits at this time, not quarries. She advised that when DOE releases the draft regulations, municipalities will be asked for input.

Moved By: Warden Dauphinee

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Seconded By: Councillor Shanks

**TO RECEIVE CORRESPONDENCE FROM CONCERNED CITIZENS OF PANUKE
ROAD DATED MARCH 18, 2010 RE PIT OPERATIONS ON PANUKE ROAD.**

MOTION CARRIED.

Mr. Hazel read a letter he received from Municipal Enterprises Ltd. which outlined the scope of their pit operations on Panuke Road.

Deputy Warden Cochrane stated he sympathized with the residents on Panuke Road, and agreed that the pit operations have been going quite steadily. He advised that a few years ago, when Spence Aggregates opened a pit in Newport Station, he sat on a liaison committee with some local residents and Spence Aggregates management. The company was required to submit an annual report about any concerns or issues that may have arisen during the year. Deputy Warden Cochrane asked if a liaison committee had been set up for the Panuke Road pit operations. Mr. Hazel stated that a committee had not been set up. Deputy Warden Cochrane stated he believed that a liaison committee was a requirement for Spence Aggregates when their pit was in operation.

Warden Dauphinee agreed with Deputy Warden Cochrane that the liaison committee was stipulated. He noted that when Panuke Road was paved, certain things were promised to the citizens. Warden Dauphinee asked Mr. Hazel for the DOE representative's contact information. He said he might have an opportunity to speak with the Deputy Minister of Environment at an upcoming meeting. Mr. Hazel advised that he would give him this information later. Warden Dauphinee commented it would be a big step if a liaison committee could be struck. He suggested that perhaps a letter from Council may also help.

Discussion was held about pit operations expanding without approvals or environmental assessments.

Warden Dauphinee suggested Mr. Hazel's group should do a presentation to the Town of Windsor's Watershed Committee. Chair Pineo suggested the presentation be made to Town Council as all members of Council do not sit on the Watershed Committee.

Chair Pineo advised that the Municipality will be staying on top of the matter, and the Warden will speak with the Deputy Minister, if an opportunity presents itself. She asked Mr. Hazel to contact the Warden or the Planning Department regarding any environmental assessment or meetings, so the Warden or the councillor for the area could be there. Chair Pineo agreed with the suggestion that a letter comes from Council emphasizing the points made at this meeting.

Warden Dauphinee stated he felt it was important that Council write to the Minister of Environment with all points discussed at this meeting, and the main point being the frustration of the residents. The letter could be sent out after the April Council meeting, and copied to Municipal Enterprises Ltd. He stated he felt that the most important thing to do first was to set up the liaison committee.

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Chair Pineo expressed concern about the lack of notification from the Province when applications come in for quarries or pits in the Municipality.

Moved By: Warden Dauphinee
Seconded By: Councillor Brown

TO RECOMMEND TO COUNCIL THAT A LETTER BE SENT TO THE MINISTER OF ENVIRONMENT, THE HONOURABLE STERLING BELLIVEAU, EXPRESSING COUNCIL'S CONCERNS ABOUT PIT OPERATIONS ON PANUKE ROAD IN THREE MILE PLAINS AND SUGGESTING THAT A LIAISON COMMITTEE INCLUDING RESIDENTS OF THE AREA BE SET UP; AND IN ADDITION, EXPRESSING COUNCIL'S CONCERN ABOUT THE FACT THE MUNICIPALITY IS NOT NOTIFIED BY THE PROVINCE OF APPLICATIONS FOR PIT AND QUARRY OPERATIONS WITHIN THE MUNICIPALITY; AND THAT A COPY OF THE LETTER BE SENT TO MUNICIPAL ENTERPRISES LTD, CHUCK PORTER, MLA, AND THE MINISTER OF MUNICIPAL AFFAIRS, THE HONOURABLE RAMONA JENNEX .

MOTION CARRIED.

Mr. Hazel asked Warden Dauphinee if there was a chance that he and the councillor of the area could attend a meeting with the Department of Environment if a meeting were set up. Warden Dauphinee said he had no problem with attending a meeting if they notified him.

Ms. Curry stated she hoped that these concerns are expressed during the review.

Mr. Parker suggested commenting on terms of reference for liaison committees and suggesting that they be administered by a third party, not the proponent. Chair Pineo suggested getting a copy of the terms of reference that the Province requires, and a copy of the terms of reference for the landfill liaison committee as a citizen chairs the committee. Chair Pineo noted that the terms of reference for the landfill liaison committee were drawn up by the municipal solicitor.

Mr. Hazel thanked the Committee for letting him make a presentation.

APPROVAL OF MINUTES OF FEBRUARY 18, 2010

Moved By: Warden Dauphinee

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Seconded By: Ms. Curry

THAT THE MINUTES OF THE WEST HANTS PLANNING ADVISORY COMMITTEE OF FEBRUARY 18, 2010 BE APPROVED AS CIRCULATED NOTING ANY ERRORS OR OMISSIONS.

MOTION CARRIED.

Page 6, Mr. Parker's comments should read: "Mr. Parker advised that with respect to farmland conservation, he knew of two farms in the Municipality that are under *working farmland* conservation easements."

Page 7, last paragraph, last sentence, should read "The Committee asked the CAO to put this matter on the agendas of the Fire Advisory, REMO *and Police Advisory* Committees for discussion."

BUSINESS ARISING FROM THE MINUTES

Infrastructure charges/cost of taking over and maintaining new municipal streets

No new information to date.

Lot Grading By-law

No new information.

Atlantic Superstore, Cole Drive - driveways

No new information to date.

Integrated Community Sustainability Plan (ICSP)

Chair Pineo advised that the plan has been completed and is ready to be sent to the Province. It will be going to Committee of the Whole, which will make a recommendation to Council in April.

Joint Planning for Border Areas

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Ms. Davis advised that a JPAC meeting is scheduled to be held in the Town's Council Chambers on April 14, 2010 at 7:00 p.m.

Ms. Curry advised she will be away during that time.

NS Agricultural Land Review Discussion Paper - response

Ms. Davis advised that a copy of the response sent to the NS Agricultural Land Review Committee regarding the discussion paper was circulated for information purposes. She advised that municipal councillors were invited to attend a meeting on March 30th from 10:00 a.m. to 2:00 p.m. at the Agricultural College in Truro.

Chair Pineo stated she intends to attend this meeting. She noted that another meeting will be held on a separate date for planners.

BUILDING INSPECTOR AND DEVELOPMENT OFFICER REPORT

Monthly Report of February 2010

Moved By: Warden Dauphinee
Seconded By: Councillor Shanks

THAT THE REPORT OF THE BUILDING INSPECTOR AND DEVELOPMENT OFFICER FOR THE MONTH OF FEBRUARY 2010 BE RECEIVED.

MOTION CARRIED.

NEW BUSINESS

No new business to be heard.

PLANNING PROGRAM UPDATE

JPAC Executive

Ms. Davis advised that JPAC Executive will be meeting sometime soon to deal with the 2010 JPAC Budget and the salary review.

MISCELLANEOUS

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***Nova Scotia Planning Directors Association Annual Spring Conference - May 20-21, 2010
- "New Ideas for a Shrinking World"***

Ms. Davis reported that the upcoming Nova Scotia Planning Directors Spring Conference will be held on May 20-21, 2010 at the Lord Nelson Hotel in Halifax. The topic is about finding new ways of increasing sustainability and resiliency in communities.

Chair Pineo stated she would like to attend this conference.

Ms. Davis advised that Council usually approves two PAC members to attend the conference.

Moved By: Warden Dauphinee
Seconded By: Ms. Curry

**TO RECOMMEND THAT COUNCIL APPROVE TWO PAC MEMBERS TO ATTEND
THE NOVA SCOTIA PLANNING DIRECTORS SPRING CONFERENCE ON MAY 20-
21, 2010.**

MOTION CARRIED.

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

QUESTIONS & COMMENTS FROM PUBLIC

No members of the public were present.

DISCUSSION ON PITS AND QUARRIES PRESENTATION

Councillor Shanks expressed concern about the pit operations on Panuke Road getting closer to the watershed. She surmised that dirt from the blasting may affect the water quality. Chair Pineo asked if the Watershed Committee had regulations that extend to the area. Ms. Bourque said she would look into this.

Warden Dauphinee suggested that the Town should be made aware of this as this is their watershed, and the Municipality purchases water from them. Councillor Shanks advised that a presentation was made to the Town in 2008. Ms. Bourque stated the Watershed Committee is trying to clarify jurisdiction with respect to blasting requirements. She said that the committee is waiting for information on this from Dawn MacNeil, Department of Environment.

NAME PLATES

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Ms. Curry asked if it would be possible that name plates be provided for the citizen members. Warden Dauphinee agreed and suggested that this matter be directed to the CAO.

ADJOURNMENT

Moved By: Deputy Warden Cochrane
Seconded By: Councillor Brown

THAT THE MEETING ADJOURN.

The meeting adjourned at 8:17 p.m.

Chair