

# Meeting Minutes

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## Meeting #2

November 23rd, 2016

Lakeside Community Centre

**CLC Member Attendees: Valda Walsh, Milt Larsen, Kathy Lea, Mike Marriott**

**CLC Member Regrets: Murray Power**

**Others: Ben Jessome, MLA - Observer, Chair Ken Donnelly, Scotian Materials President Rob MacPherson, Consultant to Scotian Materials Rob Batherson**

**Others Regrets: Iain Rankin, MLA - Observer, Shayne Vipond, HRM - Observer**

## 1. Agenda Review

There were no changes to the agenda.

## 2. Introductions

Everyone at the meeting introduced themselves.

Ken Donnelly welcomed Kathy Lea as the newest member of the CLC. He also announced that Pamela Lovelace had chosen to step down from the Committee, and explained the regrets received from three participants.

## 3. Communications

Ken reminded members of the Committee that at the previous meeting, members had said that there should be a communications plan developed to ensure that members of the community had an accurate understanding of the project, potential impacts, and mitigative measures that were being considered if necessary. It was felt that there was inconsistent information circulating in the community and that people should be able to access correct information in order to be able to have informed opinions about the project.

Rob MacPherson said that he had engaged Colour to develop a communications plan and had invited Rob Batherson of Colour to the meeting to share possible ideas with CLC for review and comment. Rob M. said he would like to have input from the CLC members to ensure that the strategy would be effective in delivering information to people in the community.

Rob Batherson shared a draft communications strategy to the CLC. He outlined:

- past communications efforts, including advertising in the Masthead News, meeting with people and organizations in the community to discuss the project, being responsive to media requests, answering questions posed through the project website, establishing the CLC, and posting information on [www.scotianmaterials.com](http://www.scotianmaterials.com)
- what Scotian Materials has been hearing in the community
- what is next, such as additional public consultation being planned by HRM in response to a Council resolution
- messaging aimed to ensure correct information in the community and to address concerns that people may have
- potential elements of a communications effort to provide information directly to residents in the community

In discussion, members of the CLC said that it was important to have correct information available to community members. Some members cited examples of people expressing concern that there would be a permanent asphalt plant running there 24/7, when the reality was that there would only be a plant there when it made sense to do so because of proximity to a paving project. They also felt that many residents believed that the project included a zoning change that would turn the area into an industrial zone, rather than a site-specific amendment to the land-use

bylaw, and as a result some residents were concerned that the whole area could turn industrial.

The CLC suggested that communications materials could be delivered by some of the community organizations to their members in order to assist with disseminating information. That would not represent an endorsement of the project by the community organizations, just an effort to ensure that their members are well-informed. Some members said they were disappointed that some community organizations declined invitations to join the CLC as dialog is a positive thing, and doesn't require endorsement of the project.

Rob Batherson and Rob MacPherson said they would take the feedback from the CLC and bring a more refined communications approach to the next meeting.

#### **4. Questions and answers**

##### **When would the mobile plant be operated at the proposed site?**

Ben Jessome asked for some clarification on the nature of the mobile asphalt plant, specifically when would it be moved to the proposed site, would it be to meet commercial demand, residential (driveway) demand, or both?

Rob MacPherson said that moving the mobile plant to the proposed site and operating it there is only viable for large local projects. The cost of moving aggregate to a mobile plant and moving asphalt to a construction site is a significant component of paving projects. If the mobile plant is operated in a local quarry, there is very little transportation cost for aggregate. From there, trucking costs of the asphalt to the construction project are reduced when the mobile plant is close to the project. So it would only make business sense to operate the plant there when there is a local paving project, as was done in 2014 for the repaving of Highway 333.

Rob M. further explained that the residential (driveway) paving market is insufficient to make it viable to move a plant to a particular area. However he said that when a plant is operating in an area for a large local project,

driveway contractors often take advantage of the lower cost of transporting asphalt, and try to sign up customers in the local area by offering lower prices.

### **Municipal Consultation**

A question was asked about the further consultation on the project requested by Council. As there was no-one present from HRM, Rob MacPherson said he did not know what the plan was but he expected that the timing would be about the end of January and a report to be written by staff around April or so.

Rob M. said he has suggested that an Open House format would be a more effective means of consulting with the public than holding another Town Hall meeting. Members of the CLC agreed, as it allows people to ask questions directly of people involved in the project, and discuss concerns and ideas in a respectful environment. It was mentioned that it can be intimidating to ask questions in a large group of people, particularly if there is heckling occurring. Providing a comfortable and safe environment for discussion for residents is important to real public consultation.

### **Monitoring**

Ben Jessome asked if there is a way to monitor air and water quality for such projects. He said he had arranged a meeting of some local residents and Nova Scotia Environment, and that was a concern people raised. He wondered if, should the project be approved, there could be continuous monitoring and reporting to the community. Ben asked if Scotian Materials would be willing to go above and beyond the regulated monitoring requirements in recognition of the concerns held by some residents.

Rob MacPherson said that was possible, and at the suggestion of the CMC, he said he would contact Peter Lund about possibly adding monitoring of the local groundwater in that area to the groundwater monitoring protocol that Peter is already conducting in association with local groups.

## **5. Site Visit**

Ken Donnelly said that Murray Power had indicated that he would like to visit an existing Mobile Asphalt Plant operation to have a better understanding of that they were like. Valda Walsh said she was going to bring up the same point. Valda said it would be easier to understand the picture of what is being proposed if members could see an actual plant in operation.

Ken Donnelly mentioned that he had come across a mobile asphalt plant operating in the quarry at Folly Lake, presumably to provide asphalt to a paving project that was underway several kilometres away. He pulled over to listen and watch, standing about 200 metres away. Getting back on the road to travel to Halifax, he noted that all of the cottages/homes on Folly Lake were within 2.5 km of the asphalt plant, which is the approximate distance to the nearest occupied dwelling in the area of the proposed site in Tantallon.

Rob M. said he could arrange for a visit, and in answer to a question about proximity to homes, showed some aerial photos of some existing plants in the Halifax area that operate close to homes and businesses.

A visit to an existing plant will be arranged for interested members.

## **6. Review of Charter**

As the meeting had reached its scheduled ending time, the matter of reviewing the Charter was deferred. Ken said he would ask people to review the Charter and let him know if there were any concerns.

## **7. Meeting Adjourned**