

Meeting Minutes

Meeting #1

September 27th, 2016

Lakeside Community Centre

CLC Member attendees: Murray Power, Valda Walsh, Milt Larsen, Pam Lovelace

CLC Member regrets: Mike Marriott

Observers: Iain Rankin, MLA, Ben Jessome, MLA

Observer regrets: Shayne Vipond, HRM

Also: Chair Ken Donnelly, Scotian Materials President Rob MacPherson

1. Agenda Review

There were no changes to the agenda.

2. Introductions

Everyone at the meeting introduced themselves.

3. Purpose of CLC

Ken Donnelly and Rob MacPherson explained the purpose of the CLC.

Ken explained how outreach was done to invite potential participants from many different sectors, including business, tourism, trail groups,

wilderness groups, the Aboriginal Community, HRM, Westwood Hills Residents Association, St Margarets Bay Stewardship Association, ATV enthusiasts, and others. Also two advertisements were placed in the Masthead News. He noted that many organizations turned down the opportunity to participate in the Community Liaison Committee.

Ken said it was made clear to people invited that it was not a prerequisite of being on the CLC to be supportive of the project.

Rob said that he felt that it was important to have a forum for direct feedback from stakeholders and be able to discuss the project in a respectful environment. He said he has no problem with the Town Hall meeting that was held, but he felt that there is a better opportunity to discuss concerns, issues, and potential mitigation in a meeting with community representatives. Although this is above and beyond the requirements for public consultation, he feels that it increases community engagement and understanding.

4. Purpose of the meeting

Ken outlined the purpose of this meeting, the first of the CLC. The purpose includes the following objectives:

- a. Have an orientation on the CLC and have members meet each other and Scotian Materials;
- b. Receive information from Scotian Materials on the project;
- c. Provide an opportunity for the committee to pose questions and get answers;
- d. Review the Charter;
- e. Determine how best to communicate with the wider community.

5. Presentation by Scotian Materials

Rob MacPherson gave a presentation on Scotian Materials and the proposed asphalt plant project. He used slides from the presentation at the June 1, 2015 public participation meeting.

Rob identified 2 online sources for information about the proposed project. They include the HRM Planning page for Case 19461 (<http://www.halifax.ca/planning/applications/case19461details.php>) and the Scotian Materials website (<http://www.scotianmaterials2.info/>).

Rob said that Scotian Materials has an open door policy regarding the project, and is willing to meet with people to answer questions, and ask questions posed to him via phone, email, mail or other means. He said that the company strives to surpass HRM's requirements for consultation.

Scotian Materials operates 10 quarries, 5 they own, and 5 are leased. Their quarry in Tantallon is approved, and is the site of the proposed asphalt plant. The paving of Saint Margaret's Bay Road from Superstore to Hubley was done with asphalt produced by the mobile plant and aggregate from the Tantallon quarry.

Rob MacPherson showed several slides, including maps and aerial photography of the area, and illustrations of a mobile asphalt plant. He showed an aerial view of the plant, with a superimposed circle with a radius of 360 metres to indicate the separation distance required by Nova Scotia Environment from areas zoned for residential, commercial park or recreational uses. Another circle showed that the distance to the nearest occupied dwelling was 2.5 km.

Rob also answered questions about access, proximity to the highway and the St Margarets Trail, and the land exchange with the Province.

Scotian Materials is seeking an amendment to the Municipal Planning Strategy (MPS) rather than a zoning change. An amendment to the MPS would only allow for that specific purpose. A zoning change would allow for wider industrial use, and Scotian is not looking to increase other industrial uses in the area.

The intent is to allow for a mobile asphalt plant to be allowed to operate in the quarry. It would be used there at times when it makes business sense to do so. If there were paving projects in the area, Scotian Materials would be able to base its pricing for bids on producing the asphalt locally, with material from its quarry, and with shorter hauling costs. For projects that

are further away, the asphalt plant would be moved to a quarry more local to the project.

It was pointed out by some of the CLC members that this was news to them, and they had understood that the application was to operate a permanent asphalt plant at the quarry. It was felt that this was a widely held understanding in the community, and that Scotian was seeking a zoning change for it, which raised a risk of opening up the area to other industrial uses. Scotian said that it was for temporary use of a mobile plant, via an amendment to the MPS. They are asking for a permanent change to the MPS, but it is to operate a mobile asphalt on a temporary basis from time to time. There was agreement in the meeting that this was likely a source of confusion in the community. Ken Donnelly stated that a response he received from one of the invited stakeholder groups was that they declined to join the CLC specifically because they were against a permanent asphalt plant and were against changing the zoning.

There are 2 approval processes. An application has been made to the Province for an Industrial Approval. The Province is waiting to see if the operation will be allowed by HRM before issuing an Industrial Approval. The second is HRM's process for the Amendment to the MPS.

In an answer to a question asking if Scotian Materials was being held up by HRM, Rob MacPherson answered that they are going through the process, and there has been a staff report, but there is a request from the local Councillor for more community engagement. That is taking more time.

In response to a question about planning in other jurisdictions in Nova Scotia, Rob MacPherson explained that there are fewer restrictions and less planning processes in rural areas in other municipalities, but that is simply because HRM has a large urban and suburban area, and planning is more detailed. He said that in some areas of the province, the local municipality is pleased to have the increased business and economic opportunity in the area, and there is so much land that is not near populated areas that there has never been any planning for it. In HRM, the entire municipality is covered by land-use planning.

6. Communications

During discussion about communications, it was felt that it was important to get clear information out about the project to the community. In particular, CLC members said that people should be made to understand that this is not a zoning change, and that the amendment would allow for the use of the mobile plant from time to time, not as a permanent operation. There is a need for clear communication about what is being proposed and what the implications are, so residents have the facts.

Ken Donnelly said that a communications strategy would be developed and brought to the next CLC meeting for review.

7. Review of Charter

As the meeting had reached its scheduled ending time, the matter of reviewing the Charter was deferred.

8. Meeting Adjourned