

Public Consultation Meeting Notes
District #2 Hubbard's Fire Hall
7 p.m. April 12th, 2018

Attendance

Council: Cllr. Tina Connors
Cllr. Floyd Shatford
Cllr. Danielle Barkhouse

CPAC: Mary-Ellen Clancey

Staff: Tara Maguire, Director of Community Development
Garth Sturtevant, Planner
Heather Archibald, Development Officer
Tammy Wilson, CAO

Gallery: There were approximately 5 members of the public present.

Summary of Comments & Questions

COMMENT - Concern about undeveloped land and potential for quarry. Don't want to see it happen.

RESPONSE - General Provisions address aggregate extraction etc. Noted that KM Zone would accommodate asphalt plant. Quarry operations are regulated by provincial land regulations and the Municipality of the District of Chester (MODC) does not have any jurisdiction. IF Asphalt plant is in an active quarry licensed area...MODC cannot control use in this case. Staff explained what is allowed in the General Basic.

COMMENT - Concern re: allowing this use; setbacks are not sufficient; how did Ingramport stop the asphalt plant in their municipality?

RESPONSE - Staff was not sure of the specifics of the case, but did note that there are differences between processing such as asphalt plants over which municipalities have some control and quarry operations which are provincial approval.

COMMENT - Explain the difference between "of right DP" and a "DA"

RESPONSE – A development permit involves a series of clear standards to meet noted in the LUB, no public participation at approval stage;

Site Plan Approval- slightly more involved process, deals with lot layout, site layout (parking, fencing, vegetation, etc.) ...Development Officer approves this and neighbouring property owners are notified. Property owners can appeal to Council, as well as applicant;

DA- most involved process, contract between developer and council, policy guides criteria to consider and matters contained in the DA, there is a public hearing process before the Development Agreement is approved.

QUESTION - What happens if a development has an adverse impact on the environment...ie pollution; water course contamination. The concern was around Fox Lake and the impact from the Golf Course.

ANSWER - We would refer to the Nova Scotia Department of Environment for determination if a violation on provincial regulations. Municipalities do not have the power to step in...it is a provincial jurisdiction. We are introducing a Lakefront Overlay with a 20 m setback for main buildings; we also control golf courses by Development Agreement.

We also have a Water Quality Monitoring Program for Fox Pt Lake.

QUESTION - Who is responsible for remediation when something happens

ANSWER - NSDOE does a cause and effect. They can order remediation.

QUESTION - Concern over impact of development in general on the water table...quality and quantity

ANSWER - For the larger scale developments under a DA, water supply is considered.

COMMENT - Question about GW zone...might be more appropriate as a Residential Zone?

RESPONSE - We hear you...and we will make sure Council is aware of it. They will no doubt take another look at this.

QUESTION - Does the Municipality have any interest in protection Species at Risk?

ANSWER – There is a proposed conservation zone for all islands owned by the Municipality. Otherwise we typically leave it with the province.

QUESTION - Is there any protection for fish farming?

ANSWER – Inland aquaculture is regulated by the Land Use By-law, anything below the Ordinary High-Water Mark (OHW) is not within our jurisdiction.

QUESTION - When do you think this will be approved?

ANSWER – Depends on the nature and amount of feedback...it may or may not result in significant changes.

Some general concern over lack of attendance.

Meeting ended at 8:00 pm

Notes taken by: Tammy Wilson