

Chapter 3. Settlement and Housing – Supplementary Table (Comments from July 10 & 16, 2013 Public Open House, Gaetz Brook & Sheet Harbour) **Please note that these are working documents and do not represent final policy recommendations until endorsed by CDAC.*

PROPOSED POLICY CHANGE/ISSUE	COMMUNITY FEEDBACK	STAFF RESPONSE – where no staff response is indicated below, the Regional Plan addresses issue or issue previously addressed	CDAC Direction
Growth Centres	Musquodoboit Harbour should be removed from Rural Local Growth Centre designation to the Rural District Growth Centre Designation; which would keep in in line with the previous Visioning Process that recommended a locally centralize water and sewage solution be developed.	Estimates indicate that the cost of providing piped sewer and water service would be prohibitive. The growth centre status was changed to reflect the lack of past and potential growth.	
	Disagree...Porters Lake is a suburban growth centre not a rural district growth centre. MH has the history and the existing services: hospital, high school, museum, library, community centre, arts & culture centre, fitness centre, medical centre, two drug stores, two churches, seniors complex, seniors club, 2 baseball fields. What does Porters Lake have – 1 school, mall.		
	HRM should upgrade the designation of Musquodoboit Harbour to its original growth centre status, and provide for the water & sewer services that would concentrate growth and limit rural sprawl.		
	Disagree – MH as a District Centre due to the availability of critical services: <ul style="list-style-type: none"> o Hospital o Senior Care Facility o Senior Housing o Arena & Sports fields & Trail o High School o Branch Library o Municipal Service Centre – Fitness Centre o RCMP Detachment o Fire Station o Commercial Centre and Post Office o Heritage Sites/Railway Museum o Churches o Old School 		

	<p>Recognition needs to be made that MH has a school, library, RCMP detachment, churches and a small but active commercial centre; MH has the potential to grow with the correct economic stimulus being applied.</p>		
	<p>Agreed but... MH has already gone through the visioning process and we have a plan and strategies which include such things as water & sewer. Due to hospital, high school and other high use facilities, MH strategy for long term plans needs to be retained. The new RP+5 should NOT supersede previous planning done by the community. Making population stats the main criteria for what our community needs, and downgrading it to a local growth point, misses a vital point that of the previous work done and the assets already present. Keep the visioning work and acknowledge the needs of the community.</p>		
	<p>Disagree.. Downgrading MH to a local growth zone defines transportation assistance in a very limited way. More options need to be explored. What about 2 buses a day? Expand the possibilities rather than limiting them based on your definitions under transit section for local growth centers.</p>		
	<p>Agree but...Ok with the reclassification of MH to rural local growth centre so long as MH is flagged (as Hubbards) as being necessarily considered for possible waste water/water supply. Hospital, high school, arena, library are key and should be a focus for continued support.</p>	<p>The map will be corrected to include the Musquodoboit Harbour Village Centre.</p>	
	<p>Disagree... Map 15F (Growth Centres). This map offers me lots of questions. Is the ES District High a park? Why is the red circle NOT including the village core?</p>		
	<p>Disagree... MH serves as an important hub for a large segment of Eastern Shore Halifax by discouraging economic development and suitable services to this region diminishes the ability to live in this region in an efficient and suitable way. I strongly believe that MH should be encouraged to develop as a regional centre because of its location, not really a suburb but the centre of activity for a rural community. Changes working against this will negatively impact on the ability for rural HRM to continue to thrive on the eastern shore</p>		
	<ul style="list-style-type: none"> o The MH and Areas Communities Association does not want MH to be reclassified as a Local District Centre. o We do not want to lose any services in fact, we want to increase and expand services particularly our library. o We would like core piped services, for example. 		

	Using population statistics only for the distribution of growth centers seems to overlook other assets in the community. I moved to MH and raised a family. Factors were the library, hospital, close proximity to stores, access to natural recreation such as the river, the beach all made this a good location. Defining the potential of a community should be more than population growth anticipated.		
	Many residents are concerned about the change of MH from a district growth centre to a local growth centre will have a negative impact on growth in the broad sense. It is also a concern, due to the change, that relocation of services such as library, fitness centre, etc., would be relocated to Porters Lake (to be upgraded to district centre).		
	SH has an active main street and would benefit from a Socio-economic Financial Development Plan that focuses on how to develop SH for the Community & Tourism. HRM should provide support to an initiative to create a multi-purpose building structure to host 3 local schools, the public library and some HRM leased community service entities.	Staff will add additional language in the Rual Economy Section.	
	More recreation facilities needed beyond what we have now. Skateboard park, swimming pools/ponds for kids, dance & music facilities (arts & culture) need in Musquodoboit Harbour.		
	Nothing for pre-teens and teens, seniors, moms & tots, etc., as far as a proper community centre.		
	Sheet Harbour isn't even on the map!!!!		
Community Design	Light Pollution Plan should require all new outdoor lights to be "dark sky" compatible. Dark skies are an irreplaceable reserve for astronomers. Most existing street lights waste large quantities of energy, so HRM could save money and save on fossil fuel generated electricity, recovering CO2 emissions.	The province has directed NS Power to replace bulbs with LED lights which produce less upward glare.	
	No streetlights		
	The plan should require that all new streetlights should be designed to prevent light pollution. Being able to see a dark sky is an increasingly precious resource.		
	Light Pollution - I would like to see redesign of streetlights so there is less light pollution.		

	There needs to be a public washroom and public garbage cans to prevent garbage. Every center should have a public washroom and garbage can.			
Affordable Housing	Need to retain our youth – with good jobs and affordable housing			
	Higher buildings are not necessarily better. WiFi and high speed access is needed. Rural communities need affordable housing also, especially for seniors and young people			
	There is no mention of what will be done with house trailers that are showing up along the Myra Road – 20 to 25 years ago, it was decided those there would be sort of grandfathered and replaced by homes, when the time came. To maintain property values – in my opinion, should be in trailer parks. New house trailers are showing up as rural sprawl.	Mobile home issues will be addressed as part of the future Secondary Planning		
	No plans for housing outside urban area. Need planning for retirement community in rural areas – MH & Lake Echo.			
	The Eastern Shore needs more attention to seniors’ issues, long and short care housing, in-home care and more support for caregivers. The population is getting older and this will have to be dealt with by all levels of government.			
	Not enough affordable housing help for low income families.			
Rural Resource	As a rural resource region the eastern shore east of MH offers significant value to the whole of HRM if rural resource is taken to include the important valuable resource of healthy forests and coastlines. And accessible wilderness for the recreation for the people of Halifax. The Eastern Shore offers much more than rocks and trees for extraction. These resources must also be considered for their value as an intact wilderness ecosystem and should be considered valuable to HRM.			
	MH has defined (and the eastern shore) as a “resource area”. We need to develop our true resource – the unique unspoiled beauty of the shore – which presents Eco Tourism and a destination close to the urban core, as a direction for future development. “Resource” should not mean exploitation or degradation of the environment, our asset.			
	Two local developers are proposing 500 homes close to the core of the village which they have been trying to start for 12 years.			