

**Chapter 5. Economy and Finance – written submissions as of July 5, 2013**

PROPOSED POLICY CHANGE	SUBMISSION	REF #	COMMUNITY FEEDBACK	STAFF RESPONSE (Where no response is indicated, staff believe the proposed Regional Plan addresses this adequately or has previously been addressed.)	CDAC Direction
Industrial Lands	Fillmore, P.		The use of industrial lands should be restricted to just that.		
	Connor P.		Include some measure of commercial and residential uses within some of the lighter industrial zones.		
	Plache, B.		I heard that many industrial lands see use as retail and office space. In my view, such a waste should be prevented. Offices can better be located in high density developments around growth centers and the urban core. <b>Only business with a proven need for industrial lands should be able to locate in industrial areas.</b> Maybe there is a need for zoning distinctions between heavy / light industrial, service, and retail.	Staff agree in relation to municipally owned business parks; residential development in private parks may still be considered.	
Economy	Halifax Chamber of Commerce		Earlier in the year the Chamber submitted an Accountability Report to City Council which outlined priorities for Chamber members. The major items included: <b>taxation, transportation and governance. We have seen significant strides on these priorities and we commend the City for that.</b> The Chamber advocated for tax reform and seen it, we also advocated for a stronger transportation system and we are seeing that. The Chamber will continue to collaborate with the Strategic Joint Regional Transportation Committee to ensure that we support the importance of having an overarching city transportation strategy, with a clear vision statement. We are also seeing a more cordial relationship developing between our City and Province which is crucially important to economic prosperity. In addition, the Chamber has been working actively on the <b>energy file</b> . The Chamber’s Energy Committee provided the City with recommendations on the importance of strong energy policies, and the City is listening, in fact, the Chamber is helping to shape the framework of our Community Energy Plan. During the Regional Plan Review process and deliberations, we would like you to keep these priorities in mind, and continue to act on them.		

	Halifax Chamber of Commerce		<p>The Halifax Chamber of Commerce Energy Advisory Committee has been a strong advocate and influencer of municipal energy policies for almost a decade; and continues to act as a strong voice for smart energy policies today. While the Halifax Chamber of Commerce expects HRM to demonstrate an exemplary set of actions in areas under its direct jurisdiction and within its corporate footprint, we see a community role for HRM much beyond these limits. As a community stakeholder representing the business community, the Chamber encourages, and expects, <b>HRM also to lead in community-related energy aspects and areas.</b> Here HRM must exercise influence, either directly or through its aggressive advocacy efforts. The municipality must position itself as a proponent for change within, and even beyond the narrow bounds of the community. This can be accomplished by its positive example and active leadership engagement with citizens and stakeholders that have a role in HRM’s energy sustainability future. In regard to the Draft 1 RMPS of March 6, 2013: in January 2012 the Chamber presented HRM with its recommendations on the Energy Chapter in the “Regional Plan+5” (attached). Later in June 2012 these recommendations were discussed with a broader group of the community stakeholders including HRM’s top management and found strong consensus in the community. We expect to see direct references to these recommendations in the “Regional Plan+5” draft document from the ongoing deliberations.</p>		
Taxation		Lloyd, M.	<p>I've been doing some work with the condominium community over the past couple of years on their taxation issue. We held a two morning workshop in January of 2012 concerned with condominium taxation. We quickly realized that there was a broader issue to be addressed namely the taxation system in general and its role in community form and development. We prepared our own VISION statement which reads as follows:</p> <p><i>"We see a taxation system, based on payment for cost of services received, that is fair and equitable while recognizing ability to pay. The efficient system results in healthy and sustainable communities while encouraging compact development and economic growth. New sources of revenue are made available to municipalities."</i></p> <p>Our VISION ties the taxation system into the physical, environmental, social, and sustainability aspects of growth inHRM. I think we need to forge a stronger link between taxation policy and how it supports growth and change in the community. This is probably not within your mandate in the review of RP + 5 but should be considered to insure that taxation policies are supportive of the Plan policies. We need some discussion on this.</p>	Chapter 5, Economy and Finance, Sec. 5.4 addresses this issue in the Financial Priorities Functional Plan.	

<b>SUPPLEMENTARY COMMENTS FROM JUNE 13 FALL RIVER OPENHOUSE</b>			
Industrial Lands	Land use... o Should ALWAYS have to go through the most intensive environmental study to make absolutely sure that the disturbance of the land does not lead to the ruination of rivers and lakes. o STOP the Miller Lake Quarry! The last time the soil in that area was disturbed it led to the closure of the fish hatchery on Grand Lake.		