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## Comments:

### Regional Centre

- Totally agree that downtown Halifax needs to be a primary focus. Without a vibrant inner city, rural Halifax cannot thrive.
- Helping ensure rural Musquodoboit Harbour (MH) is connected to a thriving inner city is a challenge but we, in MH, are comparatively “up” for the challenge with plans for water/sewer and business revitalization plans.

### Growth Centre

- 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.
- 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:
  - Hospital
  - Senior Care Facility
  - Senior Housing
  - Arena & Sports fields & Trail
  - High School
  - Branch Library

- Municipal Service Centre – Fitness Centre
  - RCMP Detachment
  - Fire Station
  - Commercial Centre and Post Office
  - Heritage Sites/Railway Museum
  - Churches
  - Old School
- Agree but...A dedicated Economic Development Plan should be created for the MH Area.
  - 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.
  - 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.
  - Agreed but... there should be a chapter that has a rural look ahead. It is hard to find everything relating to rural policy and plans without reading the whole chapter. There needs to be a dedicated rural chapter, if only to make it easier for rural residents to see what the Regional Plan is all about.
  - 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.
  - I am concerned that this transit plan does not consider the impact of major sea level rise caused by global warming. A Dal student report using a Lidar sensing of Musquodoiboit Harbour revealed that there were significant sections of road that will be severely threatened or washed over. Council should require a vulnerability study of all coastal roads in HRM using Lidar.
  - 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.

- Agree but... public transit to the new Porters Lake Metro X from MH to Jeddore (a small bus) would benefit seniors and commuters.
- 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?
- 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.
- 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.

### **Transit & Transportation**

- Agreed but.... What Musquodoboit needs is one commuter bus in the evening – not rocket science!
- Disagree ...Stopping Metro Transit at PL was a mistake. Metro Transit should reach to Musquodoboit Harbour. Porter’s Lake is too far from the eastern portions of HRM, both of which go through Musquodoboit Harbour(357 & 27 intersection).
- Agreed but...It is not necessary to use large buses to service the Eastern Shore. MusgoRider is a good model which utilizes smaller vehicles, vans and small bus. Car sharing is an option.
- Agreed but...
  - Walkable road shoulders on secondary roads.
  - Complete Musquodoboit Trail to Chezzetcook Trail – NO ATVs.
- Agreed but...
  - No consideration given to walkways within the boundaries of MH.
  - Can only walk on highway – not safe.
  - Need some safe paths along the highway.
  - Shoulder of road is not safe.

- Agreed but...Pave the road shoulders of Hwy #7, #207 and the major cross-connecting routes, (Mineville Rd, Crowell Rd, Bellefontaine Rd)
- Agreed but... Sidewalks in MH please!
- Could MH have a Metro Transit for commuter services (a morning bus and an evening bus) so commuters can get to work in Halifax & Dartmouth.
- What about the extension of the Hwy #107 from MH to Jeddore? Can you give us more information about this concern?
- New Topic – We want Implementers to put our plans into concrete action.
- Paved shoulders will be an important safety consideration for transit flow about Priority #1 for the William Porter Connector.
- MH would like to see more sidewalks or an equivalent and wide walking trails from Eastern Shore District High to the village core and to connect with MH trails so pedestrians and hikers are safer and to prevent car accidents.
- The village is busier now that Forrest Hills Drugstore and the medical clinic are in the village core. We do NOT want accidents.
- AT – Greenway need to link the Greenway. There is a missing link.
- Trails and Natural Network (Greenways/trail)
  - Connectivity of all AT trails is very important.
  - Safety is our key issue for AT from Porter’s Lake to MH.
- Wider shoulders where non-existent.
- Need to retain our youth – with good jobs and affordable housing.

### **Regional Road Works**

- Agree but.... One problem with current roads is lack of signage.
- Agree but.... Preserve the corridors for a third harbour crossing (A bridge is greener and has greater capacity over a tunnel).
- Agreed but....
  - Need to twin Hwy #107 especially between Exist 18 & 19
  - Need for ½ interchange (inbound) west side from Route 207 onto Hwy 107 to connect West Chezzetcook area
  - Need for 207/107/7 at Exist 17 Lawrencetown bypass to redirect traffic from Ross Rd & Cole Harbour Rd.
- Agreed but....
  - Hwy 107 twinned to Porter’s Lake
  - Recent changes at Ross Rd/Main St/Lake Major Rd missed a huge opportunity to improve a dangerous intersection
  - Salmon River Drive should not have access to 107.

- Preston exist extremely dangerous – have a look at accident stats for the last 5 years.
- Disagree
  - Standards are too restricting prohibitive
  - Rural subdivision roads should be more like country lanes not 4 lane highways
  - Eliminate requirement for streetlights
- MH has defined (and the eastern shore) as a “resource area”. We need to develop our 6true 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.

### **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 CO<sup>2</sup> emissions.
- No streetlights

### **Other**

- Enforce riparian buffer zones on open ocean properties in vulnerable coastal areas.
- It pays to advertise – re/participation
  - To announce meetings it would behoove you to put signage about meetings (ie. Sobey’s or Jeddore Variety) – or a sandwich board by Library or Harbour Fries – to be seen by passerby.
  - Do not assume seniors have internet access – they may read Eastern Shore Observer though.
  - If people have the ability to participate such as this forum/presentation the feeling of inclusion in decisions would grow in numbers.
  - I was very disappointed that staff did not prepare an Eastern Shore briefing tailored to the needs and situation of the Eastern Shore (Oyster Pond Academy meeting). All the stats can easily be separated out using community counts.
- Industry – Aquaculture need to be added for the Industry topic.
- Riparian Zones & Climate Change
  - We would like to see a moratorium on development on Easter Shore beaches so the environment there is maintained and not destroyed.

- Climate change visual pollution and rearrangement of sand and dunes are concerns we would like to avoid.
- What are concrete steps to prevent further climate change or how can we adapt?
- Can we increase the setback to 30 feet and 3.5 metres?
- Riparian Zones – need better enforcement of buffer zones in developments
- Coastal Zones – Coastal setbacks should be increased to 30m and 3.5 m elevation.
- Agreed but...Enforce the riparian.
- Buffer Zones – which is currently not happening!
- Coastal – Increase coastal set back to 30m from 20 and 3.5 meters high from 2.5.
- Riparian buffers need to be enforced.
- Communication – we would like to see more town halls as part of an expanded Communication Strategy.
- We want to ensure that:
  - An Eastern Shore economic plan gives the Eastern Shore more businesses and industries so that there are more jobs and homes here.
  - Some businesses have closed (Webbers Store, the pub near the Sobey's in Jeddore). In the future, can we prevent this and keep jobs local?
- We need to resuscitate the Visioning Process to give concerns about the plan review and focus on areas where topics were discussed. Dropping it is disenfranchising residents of MH.
- Underground – Will this make housing less affordable? If so, we need to rethink this requirement if the costs are just passed on to young families. This will end up with segregated neighbourhoods. Only the wealthy or older citizens will be able to live in the newer areas. And there will not be a desirable mix of ages and incomes unless low income housing is made available in those areas also.
- Servicing and UTS – High speed internet and more as well as cell phone towers along the Eastern Shore.
- Plan Performance – Is there a system to measure rural growth in this plan? Can we measure the success of actions and proposals with tangible concrete measurements?
- No seawalls
- No streetlights
- Plan Performance:
  - At the most general level, this plan fails to consider the limitations of global warming and ever-higher energy prices.
  - A sound plan would require as much new growth as possible in the urban core, NOT 50% in the suburbs.

- There should also be much greater emphasis on increasing agricultural outputs within HRM.
- Plan Performance:
  - Commercial Growth in rural areas should also be tracked for both new business and for business closures. Likewise business closures should be tracked in Urban and Suburban areas.
- Plan Performance:
  - Measurements of how the plan is working need to be developed in consultation with rural areas!!!
  - How the plan unfolds in core Halifax or suburbs and its success cannot use the same measuring stick. It is not a one size fits all data collection project!
  - What are your indicators? They may differ!
- Industrial Lands: Disagree
  - There are several underutilized business parks in HRM, Chezzetcook, MH and Sheet Harbour.
  - Business must be encouraged to locate in rural areas, otherwise problems with increased commuters to Burnside.
- General:
  - We have been through all of this before in MH.
  - Too many un-kept promises.
  - Too much emphasis on urban and not enough on rural.
  - Our tax dollars brings us nothing.
  - We need more support by HRM to allow us to grow as well.
- General:
  - The MH and Areas Communities Association does not want MH to be reclassified as a Local District Centre.
  - We do not want to lose any services in fact, we want to increase and expand services particularly our library.
  - We would like core piped services, for example.
- General
  - Develop a chapter in the plan for the rural areas. Rural concerns are scattered throughout.
  - It would be good to create a section for articulating specific rural aspects of the plan.
  - Then rural residents would feel more a part of this process.
- General
  - 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.
- Too many urban councilors on boards not representing the rural areas.
- Servicing & Utilities – Agreed but...
  - Otter Lake is scheduled to retire as a landfill site in 2024.
  - The next landfill site location should have been identified by now to prevent undesired residential development occurring on OR too near the next ideal location.
- Underground Utilities – Perhaps from pole to house only.
- Too expensive to do the main lines.
- We would like to see a chapter on Rural Services so that rural residents don't have to search for information throughout the draft.
- Servicing & Utilities:
  - MH has physical services concentrated in a small area including:
    - Hospital
    - Medical centre
    - 2 churches
    - RCMP station
    - Seniors residence
    - Library
    - Fitness centre
    - Seniors' club
    - Museum
    - High school
    - Gas station
    - 2 drug stores
    - 2 restaurants
    - 2 convenience stores

Most of which have undrinkable water.
  - The Visioning Process called for a walkable community.
  - Two local developers are proposing 500 homes close to the core of the village which they have been trying to start for 12 years.
  - There is a large source of potable water nearby.
  - Sewer and water would mean smaller road frontage for new development, allowing for denser development.



- There are pollution problems with Petpeswich Inlet.
- Hospital system needs replacing.
- High school pays \$50,000 to bring in drinkable water.
- Agree but... HRM should provide much more financial support for the conversion of buildings (like the Old School in MH) for use by a wide variety of community-based non-profits (arts, mental health, music, environmental).
- Culture & Heritage – Agree but...Recognition of old established communities and villages in rural HRM (Sheet Harbour, MH, and Middle Musquodoboit).
- Culture & Heritage – Agree but... Need for a social heritage policy to support rural heritage assets such as Cemeteries (Need for refresh and restoration) and document all for genealogical recall/archive.
- Culture & Heritage – Agree but... Meanwhile, existing rural heritage buildings need support and maintenance – such as the old school in MH. A short term support strategy should be in place while longer range plans are being developed. Old buildings do not wait very well!
- Culture & Heritage – Agree but... Not just maintain current heritage projects and institutions, improve them! - They are a tourism booster, in rural areas not just regional growth centre.
- Culture & Heritage – Can you provide more specific information about culture & Heritage concerns? Cultural Tourism recently MH lost 13 provincial tourist office at the Railway Museum.

### **Water Course**

- Buffers – No shoreline hardening: seawalls, groins, infilling
- Agree but...Riparian zones should be increased in areas adjacent to water courses. Plus, there needs to be better enforcement especially in rural areas.
- Agree but... Increase setbacks on open ocean properties to 30m horizontal 35m vertical because of the storm surge. Wave action rising sea levels and vulnerable coastal geology (drumlins).
- Agree but... Residents have had 10 years since Hurricane Juan to adjust to the reality of coastal storms and flooding so:
  - Increase coastal setbacks to 30 metres & elevations to 3.5 meters.
  - No grandfathering allowed.
- Watercourse Buffer – could we expand setbacks to 30 meters and 3.5 feet vertically to prevent environmental damage by storm surge, and higher waters from climate change.

### **Greenbelting**

- Disagree...greenbelting will restrict more rural areas from potential development.

### **Rural Conservation Design**

- 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.
- Who changes the \_\_\_\_\_ on the shared open space?

### **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.
- Agreed but...
  - No plans for housing outside urban area.
  - Need planning for retirement community in rural areas – MH & Lake Echo.