

this paper contains recycled, de-linked fibre.

Sp Coll

QH
540
FS
Sp. Coll.
Dupl.

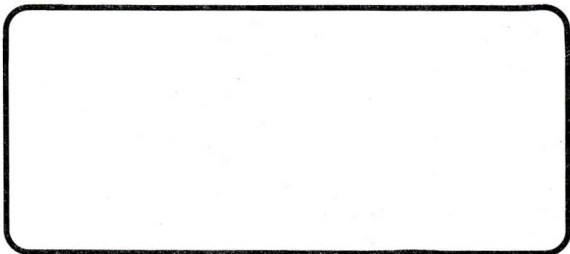
FINE PRINT

The Newsletter of the Ecology Action Centre

Forrest Building, Dalhousie University

Halifax, N.S.

422-4311



July 25, 1973

No. 3

QUINPOOL ROAD APPEAL

On June 5, the Ecology Action Centre filed Notice of Appeal with the Provincial Planning Appeal Board on Halifax City Council's decision to approve Ralph Medjuck's \$45 million Quinpool Road Development. The Centre has been advised that the Board will hear the appeal on July 31.

As long as Halifax delays the adoption of a Municipal Development Plan, the only grounds for appeal are that the decision is "inconsistent with or unnecessary for the protection of the best interests of the municipality". (If we had a strong plan it would provide less vague guidelines for development requirements.)

It is hoped that the merits of the project will be debated at the hearing. The Ecology Action Centre plans to contend that:

- (1) commercial projects of this magnitude should be located in the downtown area - not scattered around the city;
- (2) valuable recreation land would be lost to the city by the construction of the project (the land in question is zoned park and institutional);
- (3) the additional traffic generated by the project would have an undesirable effect on the neighbourhood;
- (4) there was inadequate public involvement prior to approval of the project.

Past Medjuck Schemes

Ralph Medjuck has already tried several times to undertake major developments which violated good planning principles. One of these was a proposal for an enormous sports-commerce-hotel project on the forum lands. This proposal was withdrawn after City Manager Cyril Henderson (in one of the more amusing City Council sessions in recent memory) adamantly refused to give staff approval to the wide variety of uses Mr. Medjuck had planned for the site.

Medjuck also laid waste the corner of Spring Garden and Tower Roads in hopes of constructing his "Inn on the Park". City Council obligingly re-zoned this residential corner for commercial use, but the issue was taken before the Planning Appeal Board and the re-zoning decision was reversed.

The Quinpool Road project, which would involve construction of four 20-storey apartment buildings, a nine storey office building, a 208-unit apartment hotel, and 285,000 square feet of retail and commercial space, is to be built on a parcel of land presently zoned "Park and Institutional".

Jurisdictional Debate

The City of Halifax has indicated that, instead of debating the merits of the project, it plans to argue that the Planning Appeal Board does not have jurisdiction to hear the appeal. Their reasoning will probably be that the Board can only hear appeals on re-zonings, and the City did not officially re-zone the land, even though it approved a use which is not in accordance with the zoning on the property.

The City avoided re-zoning the 15 acre plot of land by approving the development under a section of the City Charter (538 A) passed in the mid 60's. This section gives Council the power to ignore its own zoning by-law and allow whatever kind of development it wishes on tracts of land over five acres.

The Ecology Action Centre is of the opinion that no matter what the City chooses to call this particular action, it is a re-zoning, since it has the same effect as a re-zoning.

Hopefully, a strong Municipal Development Plan will be adopted in the near future, which will prevent developers from making a mess of the city.

Meanwhile, it is unfortunate that the direction of planning in Halifax must be determined by irate citizens before the Planning Appeal Board, but right now it is the only course open to those who feel that developers should not be allowed to build whatever they want wherever they want.

There are a variety of costs associated with a legal action of any kind. Aside from unavoidable legal expenses, we are faced with the cost of fees for planning consultants. Possibly, the issue will not be resolved at the Planning Appeal Board level and will have to be taken to the civil courts. In this case the expenses will be greatly increased. If you're interested in **protecting** our urban environment, and preventing destructive development, you can help by making donations to the Ecology Action Centre. For further information, call 422-4311.

RECYCLING

Halifax City Council Supports Recycling

On July 4, Halifax City Council unanimously agreed to adopt four recommendations from City Staff to facilitate recycling. The recommendations were part of a Staff report drafted in response to a brief containing three proposals by the Ecology Action Centre Recycling Committee on June 11. The last step for the recommendations will be final approval at the Council meeting on July 12.

The Recycling Committee was very pleased with the staff recommendations, and with Council's positive response. The proposals were more sweeping than those in the original brief, and a statement to be forwarded to the federal government was added. The national government is in the strongest and best position to speed up recycling at this time.

The 'summary' at the end of the staff report follows:

"The necessity for some form of conservation and recycling of material is becoming increasingly evident in our society but the community leaders must be ever mindful of the total demands on the community's resources.

"Therefore, we recommend that the City of Halifax indicate their willingness to have separate trash collections for paper and to magnetically separate metals at the regional solid waste disposal site or to salvage other component parts of the refuse collection should sizeable markets for these materials become available with an economic return sufficient to offset any extra costs occasioned by separate collections and/or separation of the material. And 2,

"We recommend that the City of Halifax request MAPC II (i.e. the Metropolitan Area Planning Commission) to investigate the economic feasibility of recycling any portion of the refuse, and in particular tin cans, when it considers the regional solid waste handling site. And 3,

"We recommend that the City of Halifax promote the use of recycled paper when it is produced at a competitive basis with virgin paper and further, that the City of Halifax will consider the purchase of up to 50% of its paper supplies using recycled paper providing that the cost is reasonably competitive, i.e. no more than 5% above the cost of standard supplies. And 4,

"We recommend that the City of Halifax requests that the Federal Department of Consumer Affairs and/or the Federal Department of the Environment undertake to promote or legislate the design and use of materials that will result in the maximum re-use and conservation of material and energy".

In spite of these excellent recommendations, the Staff Report was discouraging in its preliminary comments, noting three examples of financially costly recycling schemes and cautioning against "the well meaning groups who force the decision makers into allocation of unfair amounts of the Community's resources to hastily promoted schemes, some which cause as many problems as they solve". The City Engineer, Mr. Sheflin, however, verbally complimented the Recycling Committee for its work.

A representative of the Recycling Committee pointed out several examples of financially viable recycling schemes, noting in particular a separate newspaper collection in Madison, Wisconsin (population 170,000) which nets almost 3,000 tons per year and makes the city a slight profit, besides reducing problems at its sanitary landfill site. He also reminded Council that the Recycling Committee had purposely recommended steps which are practical and useful.

The Committee representative agreed with one of the basic premises of the Staff Report that economic losses should not be incurred by the City except for exploratory studies and occasional paper purchases (recycled paper is usually equal in cost to virgin paper.)

A reclamation of tin cans or other material in Halifax, if it proves feasible, would be put into effect in 2-3 years time when a new disposal system must be adopted by the City. Chances are that Halifax will combine with Dartmouth and the County of Halifax to operate a regional disposal system.

The Recycling Committee wishes to thank all those supporters of the Recycling Depot who contacted their City representatives about their beliefs.

Another exciting development is that DREE is seriously looking into the establishment of recycling industries here in Halifax-Dartmouth, as a result of a request from the Recycling Committee. More news should be available in time for the next issue of Fine Print.

Non-Returnable Container Legislation

The Maritime Provinces are presently formulating a joint policy concerning non-returnable beverage containers. Prince Edward Island has already banned beer cans independently.

The Recycling Committee welcomes this initiative and particularly its regional basis. We believe a mandatory, well-designed, returnable container system which is easy for consumers to use can reduce the solid waste problem as well as the litter problem. A detailed statement is now being prepared by members of the Committee to present to a meeting of the Maritime Environment ministers August 7. For information, or if you would like to help, telephone Alison Parsons at 454-0039 and watch for the next issue of Fine Print.

The one-way beverage container trend has been stopped in B.C., Alberta, and Saskatchewan. It can be stopped here as well.

Two Successful Paper Drives

On June 9, over 50 members of the Church of the Holy Spirit in Dartmouth collected 10 tons of waste paper for recycling. Community response was excellent. Organizers of the drive intend to approach the Dartmouth City Council with recycling ideas similar to those presented to the Halifax Council. They are also attempting to establish a depot in Dartmouth for the summer and plan to hold a second paper drive in the fall.

June 21-27, 7 tons of old texts and scribbled papers were collected from Halifax schools. Some problems were encountered, but the response was enthusiastic and it may be repeated next year.

Halifax Depot Relocated

The Depot will remain open Saturdays from 10 AM until 4 PM (note new summer hours) at the Trade Mart on the corner of Cogswell and Brunswick Streets, diagonally opposite the old location.

Public Cooperation Can Be Expected

The Recycling Committee surveyed 728 randomly selected residents of Halifax-Dartmouth by telephone, in April of this year. Forty-five percent are already separating their waste paper on garbage days, and another 44% claimed they would if a separate collection is ever established. Three Canadian municipalities (Kanata and Ottawa in Ontario, Westmount in Quebec) and several American cities successfully collect segregated newspaper for recycling. One-third of the Halifax-Dartmouth who are already separating paper have been doing so for over twelve years, according to the survey, indicating that cooperation may be expected over a long period.

Delaney's Paper Salvage collects paper from households haphazardly now. A city-wide, regular home separation and collection of newsprint is clearly feasible here, if and when Minas Basin Pulp and Power (the only N.S. pulp mill now recycling) or any other company decides it can use the material.

A NATIONAL ENERGY POLICY

The recent controversy over the American energy shortage and Canada's role in meeting that shortage has forced the federal government to recognize the need for a comprehensive national energy policy. On June 28th, federal Energy Minister Donald Macdonald released to the public his "green paper" on the Canadian energy situation - An Energy Policy For Canada Phase 1. But the energy paper is NOT a policy paper; it does not indicate what measures the government will take to control or stimulate energy industries - particularly oil and gas enterprise - in the public interest. The energy paper does little more than describe the state of the major energy industries; petroleum, uranium and nuclear technology, coal and hydro power.

Controversy is avoided

The energy paper provides the facts and figures in which it claims Canada's energy future can be determined. Mr. Macdonald proposes to gather feedback from the provincial governments and the general public and to produce a second publication which will outline the resulting federal policy. Perhaps the Minister should be applauded for his promotion of the principle of participatory democracy, but Mr. Macdonald and his minority government can gain too much from avoiding a political crisis on the energy question for this policy to be taken as an indication of honest concern with the opinions of the Canadian public. With the present minority government, it appears more important to avoid controversy in the energy field than to legislate effectively for its control.

Present policies continue

During the time-period allotted for study of the Macdonald paper, for synthesis of nation-wide input into a new national energy policy, for formulation and release of the policy, and for final implementation, the present federal policies, which are unquestionably favourable to the industrial sector, most notably in the case of oil and gas, will continue. Over 90% of the assets in the oil and gas industry in Canada are foreign owned. The federal government's accommodation of foreign petroleum interests is, in fact, totally unparalleled in the Western world. Thus, the indecisiveness of the Macdonald policy amounts to an extension of large profit-margins to foreign interests, and ignores the need to extract maximum profits from the sale of Canadian natural resources and the need to control energy reserves, preventing future domestic shortages. In this interim period, while we await a comprehensive national energy policy, there will come decisions in the energy field

vital to Canada's future as a nation. The Macdonald paper represents a reluctance on the part of the federal government to become involved in such regional subjects of controversy as the James Bay project, east coast superports and nuclear developments, and the Ontario-Alberta natural gas disagreement. And, through the continued export of cheap Southern Alberta natural gas, the federal government is indirectly making the Mackenzie gas pipeline a pre-mature necessity.

Energy Paper will not be read

A paper which does not reach the public cannot pretend to inform the public; at \$10.00 a copy, the paper remains generally inaccessible to the public. Its format is commendable, consisting of two detailed and lengthy volumes and a short 28-page "Summary of Analysis". But unquestionably the short document should have been distributed free of charge, if the government is serious about informing the general public.

Alternatives ignored

A third very serious flaw in Macdonald's presentation is its assumptive nature. For example, it is assumed that the standard of living for Canadians will continue to increase, and that this increase in material well-being will be accompanied by multiplying levels of energy consumption. The report notes that present per-capita energy consumption is more than 3 times that of just 25 years ago - a phenomenal increase which cannot be equated with a 3-times rise in the standard of living in this country. But with this pre-conclusion the report attempts to show the alternative ways to meet future demand (assuming continuation of future exports as well). There is little or no study of the ways to reduce per-capita energy consumption and to increase the efficiency of energy production and transmission.

The energy paper concludes that limits to energy consumption will inevitably occur as the various forms of energy become increasingly expensive, as is evident will occur. This realization of future developments should have guided the energy paper into some considerations about the value of energy as a public commodity. It must be recognized that our energy resources are finite, and that with our country's climate and size, energy is vital to our very existence. We cannot afford to squander these resources, but must protect them.

Thus, An Energy Policy, as a communique to the people of Canada from their government, misses the mark. It is a cowardly and unrealistic government which ignores the need to regulate both the 'demand' and the 'control' aspects of the Canadian energy crisis - both present and future. The federal government has not met its responsibilities; it remains to be seen, from public reaction to this document, if the citizens of Canada will meet theirs.

Additional literature on this and other important energy issues is available through P.E.P. c/o Ecology Action Centre. Ask for our bibliography on Energy, or for any of the following material made available free of charge:

- The Offshore Oil Dispute
- Scenario for a Sell-Out
- P.E.P. Handbook (Regional)
- P.E.P. Handbook (National)
- Pollution Probe Energy Packets

Environment Appointments

The official appointment of Hon. Glen Bagnell as Minister of the Environment was finalized on May 14, 1973. The Ecology Action Centre extends to Mr. Bagnell its best wishes for an effective administration of the forthcoming Environmental Department.

It has been expected that once the Deputy-Minister has been appointed, the Environmental Protection Act will receive proclamation. The Environmental Control Council will then officially be established.

The members of the Council will be appointed by the Governor in Council and will represent the health professions, the legal profession, industry, labour, municipalities, conservation or ecology groups, the academic community, agriculture, forestry and fisheries. With the recommendation of the Minister, as many as four other members may be appointed. The Council will consist of not more than fifteen members and not less than twelve members. Hopefully, all appointments will be made within the next month.

Francis McGuire of the National Film Board has a number of films on pollution which he is willing to show to anyone who can arrange a place and an audience. Most of the films are quite recent. Anyone interested in obtaining more information can reach him at the NFB offices, 1572 Barrington, 426-3120.

On June 29, the Ecology Action Centre was awarded \$2,500 by the White Owl Conservation Committee to help defray costs. White Owl offers grants of \$1,000 to \$2,500 for ecology projects. Groups interested in applying for funds should write to:

The White Owl
Conservation Award Committee,
Suite 2705,
1155 Dorchester Blvd. West,
Montreal 102, Quebec,
(514) 871-9588

The Wizard of Id



Publications & Membership

E. A. C. publications and further information on topics mentioned in this newsletter can be obtained by contacting the Ecology Action Centre, Forrest Building, Dalhousie University, Halifax N.S. You can receive the publications listed on the right by checking them off, clipping out this form and sending it to us. Publications are free unless otherwise specified.

Much of our literature is sent automatically to our members. Our membership list helps give us an idea of the support we have; and membership fees help pay our expenses for supplies, printing, mailing etc. You can become a member of the Ecology Action Centre by checking the appropriate box on the right and sending \$2.00 to the above address.

NAME _____

ADDRESS _____

- KEEP IT CLEAN, a Manual for the Preservation of the Cottage Environment. 48 page booklet prepared by Pollution Probe at the University of Toronto. It contains nine fairly detailed chapters including methods of sewage treatment, purification of drinking water, solid waste disposal and composting, pesticides, etc. It explains the environmental effects of humans on the cottage environment and outlines methods for preventing and minimizing damage by cottagers, campers and developers to rivers, lakes and streams. FREE
- TRANSIT HANDBOOK, produced by members of EAC's urban environment project. This handbook discusses the effects of the automobile on cities and alternatives which could be applied in the Halifax-Dartmouth Metropolitan Region. It is about 40 pages in length and will be available in August. FREE
- PARTICIPATE! in Energy Policy, produced by an OFY project at the Ecology Action Centre. Eight page outline of energy problems nation-wide and in the Maritimes. (See box on page 3.) FREE
- ELECTRICITY AND THE ENVIRONMENT, by the Ecology Action Centre. Describes the environmental effects of various kinds of power production, especially as they relate to Nova Scotia.
- ENVIRONMENTAL EDUCATION KIT, for teachers of grades 4, 5 & 6 (80 pages). \$2.00
- MEMBERSHIP \$2.00