

Extract of Draft Western Common Advisory Committee Minutes – September 27, 2017

9. REPORTS/DISCUSSION

9.1 STAFF

9.1.1 Case 21209: Amendments to the Regional Municipal Planning Strategy (MPS), The Halifax Municipal Planning Strategy and Land use by-law for the expansion of HRM Compost Facility at 61 Evergreen Place – Maria Jacobs, Planner I

The following was before the Committee:

A staff memorandum dated September 21, 2017

Ragged Lake Composting Facility Annual Report – 2016

Maria Jacobs, Planner I, and Matthew Keliher, Manager of Solid Waste, presented the Municipality's proposal to replace and expand the Municipal composting facility located at 61 Evergreen Place, Goodwood, NS. It was noted that in order to accommodate this proposal, the existing property will need to be increased, as showed in site map outlined in the staff memorandum dated September 21, 2017. A copy of the staff presentation is on file.

The Committee was asked in preparing their recommendation to Halifax and West Community Council, to advise the degree to which the replacement and expansion proposal for the existing HRM composting facility impacts the Western Commons Master Plan in consideration of the following:

- phasing of the Western Commons Masterplan implementation;
- buffering and screening; and
- environmental sustainability of the Western Commons.

During the discussion, the following questions and concerns were raised:

- potential impact on the development of Western Common Wilderness Common Master Plan
- potential development near the Pipeline Road and the nearby waterway
- whether alternative sites were considered
- potential environmental sustainability impact; looking to review soil and water testing results from past 20 years

Staff reviewed the perimeter outlined in their presentation, highlighting that development would not be permitted near the waterway or the pipeline trail.

Staff indicated they could provide some current soil and surface water testing to have a baseline prior to changes at the site. The current test results may not be available in time for the next meeting; but staff would provide historical data, a sample of several years from the last twenty (20) years, along with the most recent 2016 data for the Committee's review in terms of environmental sustainability impact.

Staff also responded to questions respecting odor which relates to environmental integrity and the mitigation controls in place at the facility. It was noted that issues are complaint-driven and suggested if there were any concerns to contact 311 HRM Call Centre or Matthew Keliher, Manager of Solid Waste.

Beth McGee spoke about an issue that occurred April 10, 2008, where a smelly-thick-cotton-ball substance (Saprolegnia) was noted in the stream flowing from east to west adjacent to the Pipeline Road. They noted that the clean up took 35 days and would forward their notes to Matt Keliher for their information.

MOVED by Shirley Jollimore, seconded by Wayne Shellnut

To defer Case 21209 to enable staff to provide historical data, a sample of several years of soil and surface water testing over the last 20 years, along with the most recent 2016 data.

The Committee agree to hold a special meeting on October 25, 2017, if required to continue the discussion and make recommendation on this matter.

It was noted that members could forward their comments by email to the Chair, which would be compiled and provided to staff for response at the October 25, 2017, special meeting.

MOTION PUT AND PASSED.