



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 14.4.1
Halifax Regional Council
March 6, 2018

TO: Mayor Savage Members of Halifax Regional Council

SUBMITTED BY: Original Signed

Councillor Stephen D. Adams, Chair, Halifax and West Community Council

DATE: February 21, 2018

SUBJECT: Case 21209: Amendments to the Regional MPS, Halifax MPS and Halifax Mainland LUB for 61 Evergreen Place, Ragged Lake Compost Facility

ORIGIN

Staff report presented to the February 20, 2018 meeting of Halifax and West Community Council.

LEGISLATIVE AUTHORITY

HRM Charter, Part 1, Clause 25(c) – “The powers and duties of a Community Council include recommending to the Council appropriate by-laws, regulations, controls and development standards for the community.”

RECOMMENDATION

That Halifax Regional Council:

1. Give First Reading to consider the proposed amendments to the Halifax Regional Municipal Planning Strategy (RMPS), Halifax Municipal Planning Strategy (MPS) and Halifax Mainland Land Use By-law (LUB), as set out in Attachments A, B and C of the January 12, 2018 staff report, to enable the replacement and expansion of the Municipal composting facility located at 61 Evergreen Place, Halifax and to schedule a public hearing; and
2. Approve the proposed amendments to the Regional Municipal Planning Strategy (RMPS), and the Halifax Mainland Planning Strategy (MPS) and Land Use By-law (LUB), as set out in Attachments A, B and C of the January 12, 2018 staff report, to enable the replacement and expansion of the Municipal composting facility located at 61 Evergreen Place, Halifax.

BACKGROUND

At the February 20, 2018 meeting, Halifax and West Community Council considered the staff report regarding proposed amendments to the Halifax Regional Municipal Planning Strategy, to enable the replacement and expansion of the Municipal composting facility located at 61 Evergreen Place, Halifax.

DISCUSSION

Halifax and West Community Council passed a motion endorsing the staff recommendation.

FINANCIAL IMPLICATIONS

Financial implications are addressed in the attached staff report dated January 12, 2018.

RISK CONSIDERATION

Risk considerations are addressed in the attached staff report dated January 12, 2018.

COMMUNITY ENGAGEMENT

The Halifax and West Community Council is comprised of six (6) elected members. Meetings are held in public unless otherwise indicated and the agendas and reports are posted to the HRM website.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are addressed in the attached staff report dated January 12, 2018.

ALTERNATIVES

Community Council did not provide Alternatives

ATTACHMENTS

Attachment 1: Staff report dated January 12, 2018.

Attachment 2: Memorandum dated November 23, 2017 from the Chair of the Western Common Advisory Committee

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Sheilagh Edmonds, Legislative Assistant, 902.490.6520



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 13.1.2
Halifax and West Community Council
February 20, 2018

TO: Chair and Members of Halifax and West Community Council

SUBMITTED BY: **Original Signed**

Kelly Denty, Acting Director, Planning and Development

DATE: January 12, 2018

SUBJECT: **Case 21209: Amendments to the Regional MPS, Halifax MPS and Halifax Mainland LUB for 61 Evergreen Place, Ragged Lake Compost Facility**

ORIGIN

- February 23, 2016, Halifax Regional Council directed staff to initiate the process to identify a service provider for organics management and processing as per the scope of work and requirements of the report dated January 6, 2016.
- April 25, 2017 Regional Council approval to initiate a process to consider amendments to the Regional Municipal Planning Strategy, Halifax Municipal Planning Strategy and Halifax Land Use By-law to enable the expansion of HRM's Ragged Lake composting facility located at 61 Evergreen Place, Goodwood.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that Halifax and West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the Halifax Regional Municipal Planning Strategy (RMPS), Halifax Municipal Planning Strategy (MPS) and Halifax Mainland Land Use By-law (LUB), as set out in Attachments A, B and C of this report, to enable the replacement and expansion of the Municipal composting facility located at 61 Evergreen Place, Halifax and to schedule a public hearing; and
2. Approve the proposed amendments to the Regional Municipal Planning Strategy (RMPS), and the Halifax Mainland Planning Strategy (MPS) and Land Use By-law (LUB), as set out in Attachments A, B and C of this report, to enable the replacement and expansion of the Municipal composting facility located at 61 Evergreen Place, Halifax.

BACKGROUND

In April, 2017, Council approved the Organics Management Strategy and directed staff to:

1. Issue a Request for Qualifications and return to Council with the recommended Request for Proposals Key Terms for input and approval prior to its issuance;
2. Make application for subdivision approval to expand the Northern and Eastern lot boundaries of 61 Evergreen Place by 200 meters North and 100 meters East as Shown on Map 1; and
3. Initiate a process to consider amendments to the Regional Municipal Planning Strategy (RMPS), Halifax Municipal Planning Strategy (MPS) and Halifax Land Use By-law (LUB) to enable the expansion of the Municipal composting facility located at 61 Evergreen Place, Halifax.

The Request for Qualifications (item 1) has been issued and closed on January 9, 2018. While Solid Waste has completed the surveys needed to make a subdivision application (item 2), the formal subdivision application is awaiting the outcome of this planning process. This report focuses on item 3, concerning amendments to the Municipality's official planning documents.

The Municipality's current organics facilities are over 18 years old and, with the success of the municipal green cart and composting programs, the existing facilities have reached their processing capacity. In addition, Nova Scotia Environment (NSE) adopted new compost guidelines in 2010, with compliance for existing facilities expected in future, although no specific date has been provided. To accommodate the replacement and expansion of these facilities while also meeting current NSE buffering requirements, the existing property size at 61 Evergreen will need to increase by approximately 36.5 acres as shown on Map 1.

Although the subject site was zoned industrial when the composting facility was constructed, the subject site has since been designated Western Common in the Halifax MPS and Urban Reserve in the RMPS, which do not permit the proposal under existing MPS policies. The Municipality is therefore proposing amendments to the RMPS, Halifax MPS and Halifax Mainland LUB to enable the replacement and expansion of the composting facility.

Subject Site	Ragged Lake Compost Facility, 61 Evergreen Place
Location	A parcel fronting Evergreen Drive, off Prospect Road, at the south-east corner of Western Common Wilderness Master Plan Area
Regional Plan Designation	Urban Reserve
Plan Area & Secondary Plan Area	Halifax Plan Area, Western Common Plan Area
Community Plan Designation (Map 1) – Halifax MPS	Western Common
Zoning in the Halifax Mainland LUB - (Map 2)	Urban Reserve
Size of Site	<ul style="list-style-type: none"> • Existing Compost Facility Property - 35.71 acres (PID 40832990) • Size of proposed property expansion - 36.47 acres • Total size of subject site – 72.18 acres
Current Land Use(s)	Composting Facility
Surrounding Use(s)	<ul style="list-style-type: none"> • Open space on three sides of existing property; • Six other Industrial uses located in vicinity of Evergreen Place and Prospect Road intersection.

Proposal Details

Details of the proposal are as follows:

- the proposal will allow the subject site's processing capacity to increase from 50,000 to 60,000 tonnes per year with an option to increase to 75,000 tonnes per year in the future;
- site selection considered the public feedback gathered by Municipal Solid Waste staff through an extensive public engagement process carried out in the fall of 2016;
- the proposed increase of the existing property size by 36.47 acres will allow for upgrades and the expansion of the existing facility or the development of new organics technology and infrastructure;
- the new facility will adhere to 2010 Department of Environment Guidelines for a composting facility; and
- the new facility (or updated facility) is intended to reduce the potential for environmental impacts such as leachate and odour.

More details can found in the [Report¹](#) on the Organics Management Consultation and Strategy

History

The following summarizes the zoning and development history of the subject site.

- 1950s to 1970s: the area was a backup water supply watershed for the City of Halifax under Halifax Regional Water Commission.
- Late 1970s: the lands were transferred to the City of Halifax and ultimately to HRM in 1996 (amalgamation);
- 1998: The compost facility was constructed and the existing lot created under the I-3 (General Industrial) Zone, which applied to the site at the time.
- 2000: Adoption of Western Common Area Plan and Conceptual Land Use Plan. The subject site appears to have been inadvertently designated and zoned WC (Western Common).
- 2006: Adoption of Regional Plan designated the subject site Urban Reserve and applied the UR (Urban Reserve) Zone based on the location on the Western Common designation and zone.

MPS and LUB Context

Regional Plan

The subject site is designated as UR (Urban Reserve) under the Regional Plan. The UR Designation is applied to seven areas outside of the serviced Urban Settlement Designation. These seven un-serviced areas are identified for potential mixed-use serviced development that may be needed after the life of the Regional Plan in 2031.

Regional Plan Policy S-4 states that areas designated as Urban Reserve will be zoned UR (Urban Reserve) in the applicable land use by-laws. The UR Zone permits open space uses and limited low density residential development on existing lots. These limited development options are intended to prevent premature, low density residential, unserviced (on-site well and septic) subdivision development.

Halifax MPS and LUB

The subject site is located within the Western Common Area Plan of the Halifax MPS. One of the central goals of the Area Plan is to integrate residential, commercial, business and community facility development with active and passive recreational uses. The Area Plan was approved in 2000 and the Western Common Designation and zone were applied to all Municipally owned lands except for lands

¹ <http://legacycontent.halifax.ca/council/agendasc/documents/170425ca14111.pdf>

serviced for development within the Ragged Lake Business Park. Within the Western Common Conceptual Land Use Plan, a portion of the subject parcel is located within both the Active Recreation and the Wilderness Commons designations. The Active Recreation designation is for future trail development and the Wilderness Common Designation establishes a buffer around the stream.

Western Common Wilderness Master Plan

On June 1 2010, Regional Council approved the Western Common Wilderness Common Master Plan to guide the long- term development and management of the regional park. The Master Plan focusses on environmental sustainability and calls for the creation of 61 km of trails within a wilderness setting. The implementation of the Master Plan is divided into five phases and is expected to take approximately 60 years to fully complete. The subject site is partially located within phase 4 of the Master Plan, which includes the extension of the proposed barrier free trail and crosses the northwest corner of the subject site (Map 3). This trail begins at the southern end of Big Indian Lake, planned for phase 3 of the Master Plan, and is intended to connect with Prospect Road.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy, the HRM Charter, and the Public Participation Program approved by Council on February 25, 1997. In 2016, Municipal Solid Waste staff carried out a series of public engagement initiatives that included surveys, consultations with key stakeholders, and four public meetings and open houses with notification letters sent to over 850 property owners. Through this current planning review process, further consultation was achieved through providing information and seeking comments through the municipal website, notification letters mailed to property owners within 1500m of the site, and two public information meeting sessions held on Thursday July 20, 2017. Attachment F contains a copy of the minutes from these sessions. The public comments received include the following topics:

- suggestions to refer to the facility as the “Ragged Lake” Compost Facility;
- the proposed advanced technology and control as is it relates to odour and noise;
- truck traffic on Prospect Road;
- the proposed location of the facility;
- environmental impact on the waterbodies in the area.

Staff also met with the Western Commons Advisory Committee on September 27 and October 25, 2017. Comments from this committee can be found under the discussion section of this report.

A public hearing must be held by Regional Council before they can consider approval of the proposed MPS and LUB amendments. Should Regional Council decide to proceed with a public hearing, in addition to the published newspaper advertisements, property owners within 1500m of the subject site will be notified of the hearing by regular mail.

DISCUSSION

The RMPS and the MPS are strategic policy documents that set out the goals, objectives and direction for long term growth and development in the region and in the Halifax Mainland area. Amendments to an MPS are significant undertakings and Council is under no obligation to consider such requests. In this case, staff advise that the subject site should be redesignated and rezoned to an industrial zone to recognize the

existing compost facility use and enable its replacement and expansion. The following paragraphs review the rationale and content of the proposed MPS and LUB amendments.

Mapping Discrepancy

Staff have reviewed the zoning history of the subject site and surrounding properties. By the 1990's, Evergreen Place and the Prospect Road intersection had become an established industrial area. During the Western Common land use planning review process (late 1990s with final approval by Council in 2000), several properties in the area were identified as having an industrial use and, therefore, retained the industrial zone and designation in the Halifax MPS and Mainland LUB. At the time, records show that the existing configuration of the compost facility parcel was acknowledged as also having an industrial use. However, the final designation and zoning maps did not reflect this intent and instead the parcel appears to have been inadvertently included in the Western Common Designation.

During the 2006 Regional Planning process, all municipally owned Western Common designated parcels in the area were designated UR (Urban Reserve). In contrast, all privately owned industrial designated and zoned properties in the area were designated Rural Commuter. The Rural Commuter designation is intended to encompass areas within commuting distance of the Regional Centre but outside of the serviced Urban Settlement and Urban Reserve designations.

To be consistent with the intent of the Regional Plan, staff advise that the subject site should be re-designated as Rural Commuter. Similarly, staff advise that the Halifax MPS should be amended to re-designate the subject site from the Western Common Designation to the Industrial Designation consistent with other existing industrial properties in the area. Together, these designation changes will provide a more accurate delineation between the existing industrial use, the area considered for future serviced development (Urban Reserve) and lands intended to implement the Western Commons Wilderness Master Plan.

Western Common Wilderness Master Plan

Staff have reviewed the proposal to increase the size of the property containing the compost facility and advise that it will have minimal impacts on the five phased, sixty-year implementation of the Western Common Master Plan. Except for a portion of a planned hiking path located in north west corner of the subject site (Map 3), most of the proposed expansion area is not included in the Master Plan. However, staff advise that any potential adverse impacts to the planned hiking trail is mitigated by the following:

- a required 61 metre (I-3 zone requirement) buffer around the stream and wetland adjacent to the proposed trail; and
- the proposed Community Integration Fund (\$1 million), which can assist and expedite future trail development (HRM).

These buffer requirements will ensure minimal impact on the planned hiking trail alignment and the hiking experience through the Western Common. In addition, the Community Integration Fund will be allocated to capital projects for the Western Commons, the local Recreation Center and other community initiatives through consultations with the local Councillor.

Traffic

Staff consulted NS Transportation, Infrastructure and Renewal and advise that no traffic concerns have been raised regarding the proposal. During 2016/17, an average of 23 trucks per day visited the composting facility. Based on the potential increase in tonnage and projected population increases, approximately eleven additional trucks per day may visit the facility by the end of the facility's 20-30 year life span. Should the Burnside facility close, there could be an additional 36 trucks per day. The addition of 11 to 36 trucks

per day should not present any operational issues at the Evergreen Place/Prospect Road intersection as truck traffic would be distributed over the entire day.

Environmental Impacts

The Western Common constitutes a significant large patch of open space in a near urban environment. The lands provide an opportunity for species diversity, connectivity to adjacent provincial parks and a setting of natural beauty for future active recreation. The primary environmental concerns raised by community members regarding the proposal include potential risks of leachate and odour.

Nova Scotia Environment (NSE) is the authority responsible for environmental approvals and monitoring in Nova Scotia, including approvals for composting facilities. The proposal must comply with Provincial environmental guidelines and standards before, during and after facility development. The [2010 NSE Compost Guidelines²](#), together with the requirements of the proposed Industrial (I-3) Zone, will increase buffer requirements to watercourses and property lines. Continued monitoring for environmental impacts are required as part of NSE approvals to ensure the guidelines and buffer requirements are effective. The regular ground water monitoring of the site that is currently carried out will continue and is expected to be expanded to include the proposed expansion area. On site drainage controls will be addressed through the site plan, operating permit, and other operational requirements during the facility construction. The monitoring and response to any odour complaints will also continue throughout the project development.

Proposed Amendments

Staff considered the existing policy context when drafting the proposed RMPS, MPS and LUB amendments shown in Attachments A, B and C. A summary of the proposed amendments are as follows:

- Redesignate the subject site in the Regional Plan from Urban Reserve to Rural Commuter, consistent with the other industrial parcels in the vicinity;
- Remove the subject site from the Western Commons Area Plan and redesignate it to Industrial, consistent with other industrial land uses in the vicinity; and
- Rezone the subject parcel to I-3 (General Industrial) to reflect the site's current use and increase the watercourse buffer from 20 to 61 meters.

The Western Common Advisory Committee

In 2016, Regional Council established the Western Common Advisory Committee to provide advice, through Halifax and West Community Council, on the development, operation and protection of the Western Common Park. The Committee's duties include providing advice on environmental sustainability and the impact of land uses, within and adjacent to the Western Common, on the Park.

On September 27 and October 25, 2017, the Western Commons Advisory Committee met to discuss the proposal. At the September 27 meeting, the committee requested the facility's' annual report and historic water sampling data. This information was provided to the Committee. In addition, NSE has been and will continue to be provided all water monitoring data for the site (as outlined in the site approval). To date, NSE has not advised HRM of any issues.

On October 25th, 2017, the Western Common Advisory Committee (WCAC) recommended that the proposal be refused. Concerns raised by the Committee include the potential redevelopment of an industrially zoned property, the need for an environmental assessment, odours, impacts on the Western

² <https://novascotia.ca/nse/dept/docs.policy/Guidelines-Composting.Facility.pdf>

Common and the management of the community integration fund. A report from the Western Common Advisory Committee to Halifax and West Community Council will be provided under separate cover.

Conclusion

Staff have reviewed the proposal and the existing policy context and advise that the RMPS, Halifax MPS and Halifax Mainland LUB should be amended to enable the replacement and expansion of the existing composting facility located at 61 Evergreen Place, Halifax. After extensive stakeholder and public consultation, Solid Waste staff determined that the existing sites are the most suitable locations for the composting facility. In addition, the NSE Environmental Guidelines, the buffer requirements contained in the I-3 Zone and the ongoing monitoring of the facility will ensure minimal impact on the environment and the future implementation of the Western Common Master Plan. Therefore, staff recommend that the Halifax and West Community Council recommend that Regional Council approve the proposed MPS and LUB amendments.

FINANCIAL IMPLICATIONS

The HRM costs associated with the processing of this planning application can be accommodated within the approved Planning and Development 2017-2018 operating budget with existing resources.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed MPS amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

No additional concerns were identified beyond those raised in this report.

ALTERNATIVES

The Halifax and West Community Council may choose to recommend that Regional Council:

1. Modify the proposed amendments to the RMPS, Halifax MPS and Halifax Mainland LUB as set out in Attachments A, B, C of this report. If this alternative is chosen, specific direction regarding the requested modifications is required. Substantive amendments may require another public hearing to be held before approval is granted. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Refuse the proposed amendments to the Regional MPS, Halifax MPS and Halifax Mainland LUB. as set out in Attachments A, B and C of this report. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

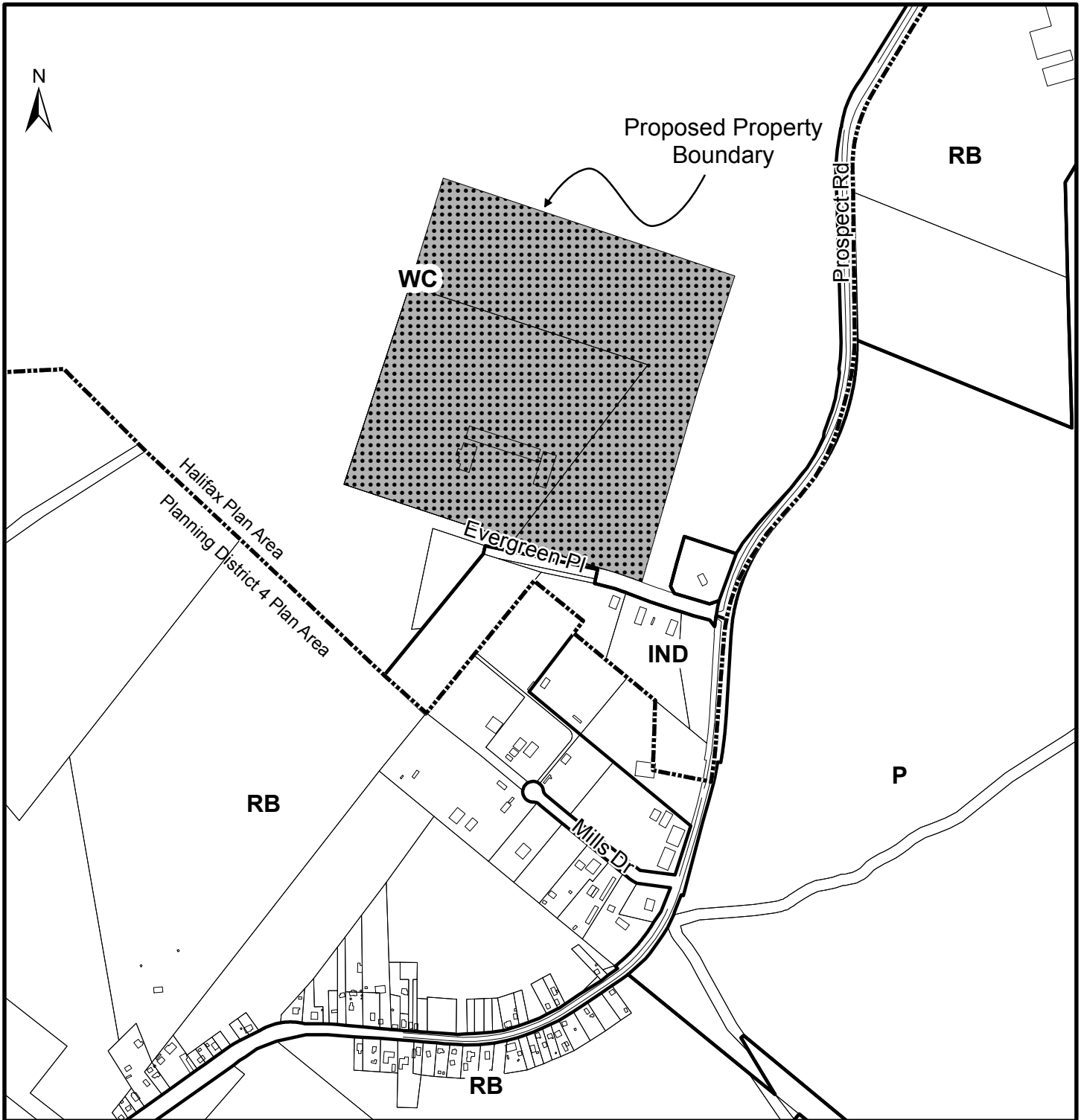
Map 1:	Generalized Future Land Use in the Halifax Municipal Planning Strategy (MPS)
Map 2:	Zoning in Halifax Mainland Land Use By-law (LUB)
Map 3:	Site Plan
Attachment A:	Proposed MPS Amendments of the Regional Plan and Map Schedule C
Attachment B:	Proposed Halifax MPS Amendments and Map Schedule B
Attachment C:	Proposed Halifax Mainland LUB Amendments and Map Schedule A
Attachment D:	Public Information Meeting (PIM) Notes

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Maria Jacobs, Planner, 902 -490-4911

Report Approved by: Original Signed

Kate Greene, Program Manager, Policy and Strategic Initiatives, 902.225-6217





Map 1 - Generalized Future Land Use

HALIFAX

61 Evergreen Place,
Goodwood

Halifax Mainland Designation

Planning District 4 Designation

-  Subject Area
-  Plan Area Boundary

- WC Western Common
- IND Industrial

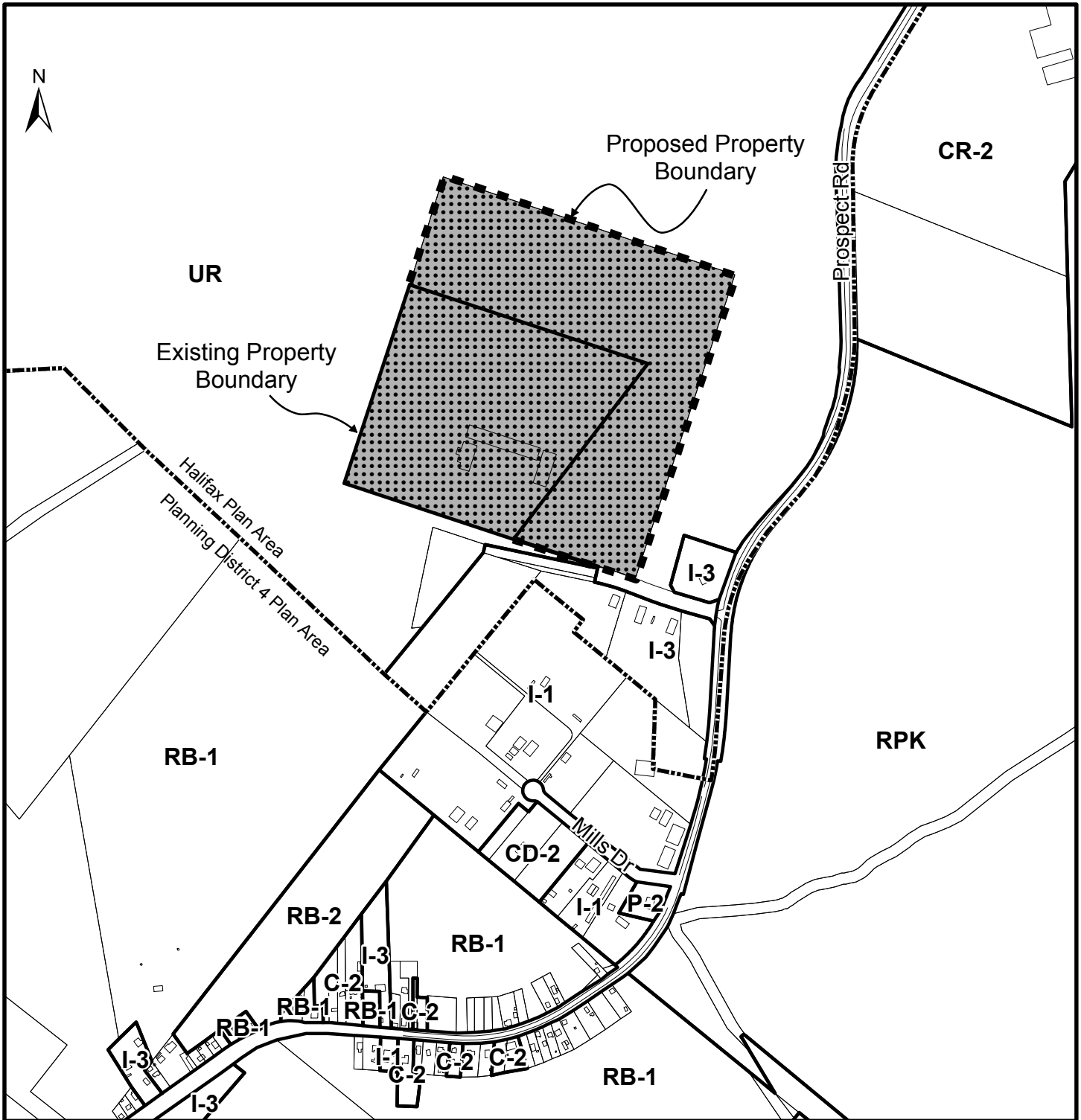
- RB Residential B
- P Park



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



Halifax Plan Area



Map 2 - Zoning

61 Evergreen Place,
Goodwood

HALIFAX

-  Subject Site
-  Plan Area Boundary

Halifax Mainland Zone

- I-3 General Industrial
- UR Urban Reserve

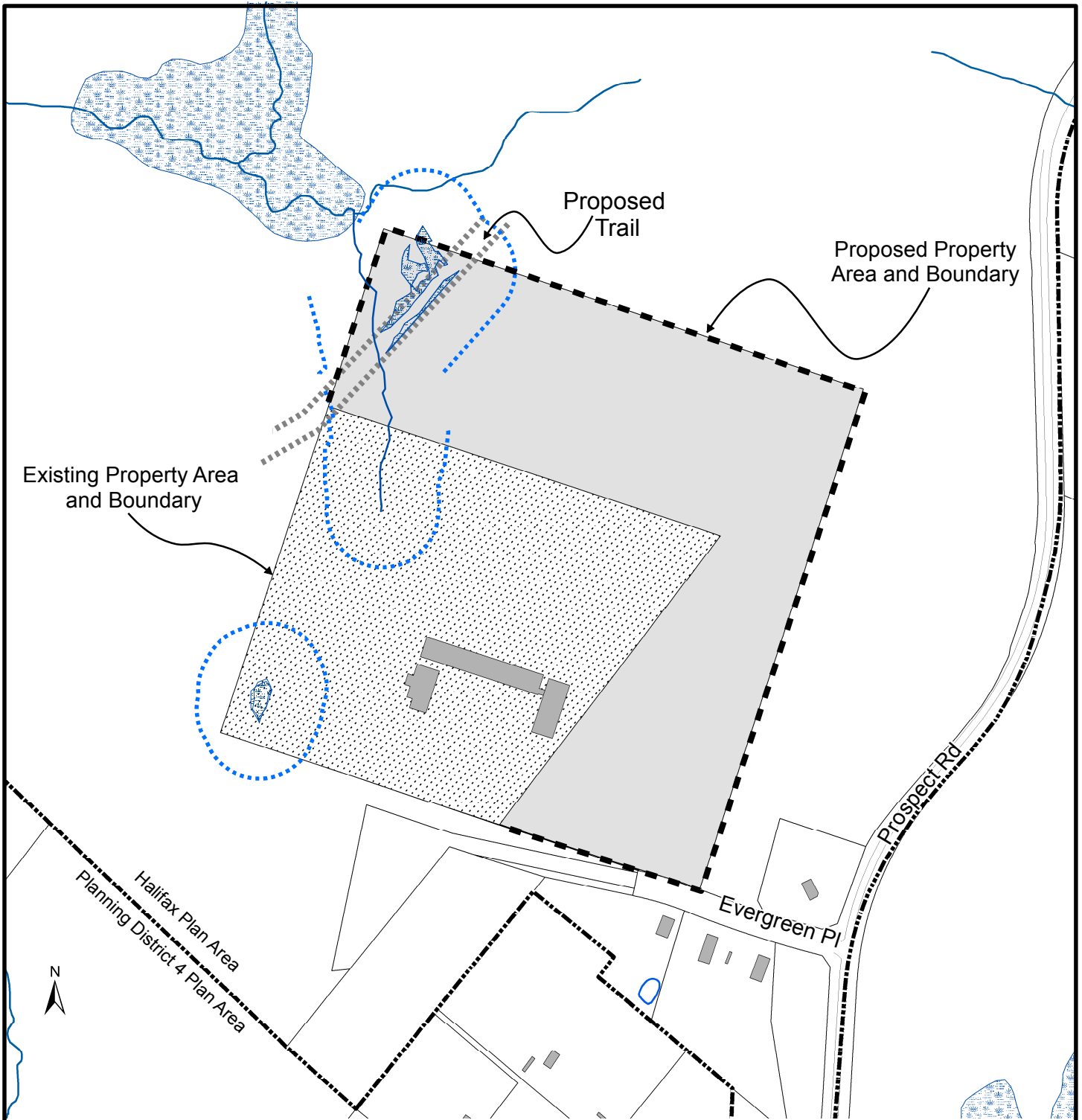
Planning District 4 Zone

- RB-1 Residential B-1
- RB-2 Residential B-2
- I-1 Light Industry
- I-3 Local Service
- P-2 Community Facility
- RPK Regional Park
- CR-2 Commercial Recreation 2



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.




The accuracy of any representation on this plan is not guaranteed.









Map 3 - Proposed Subdivision Plan

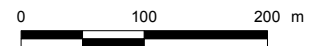
61 Evergreen Place,
Goodwood

HALIFAX

-  Existing Property Area and Boundary
-  Plan Area Boundary
-  Existing Buildings

-  Wetlands
-  Lake
-  Proposed Expanded Area and Boundary

-  Stream
-  Approximate 61m Wetland/Water Course Buffer
-  Proposed Trail



This map is an unofficial reproduction of a portion of the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Mainland
Land Use By-Law Area

Attachment A

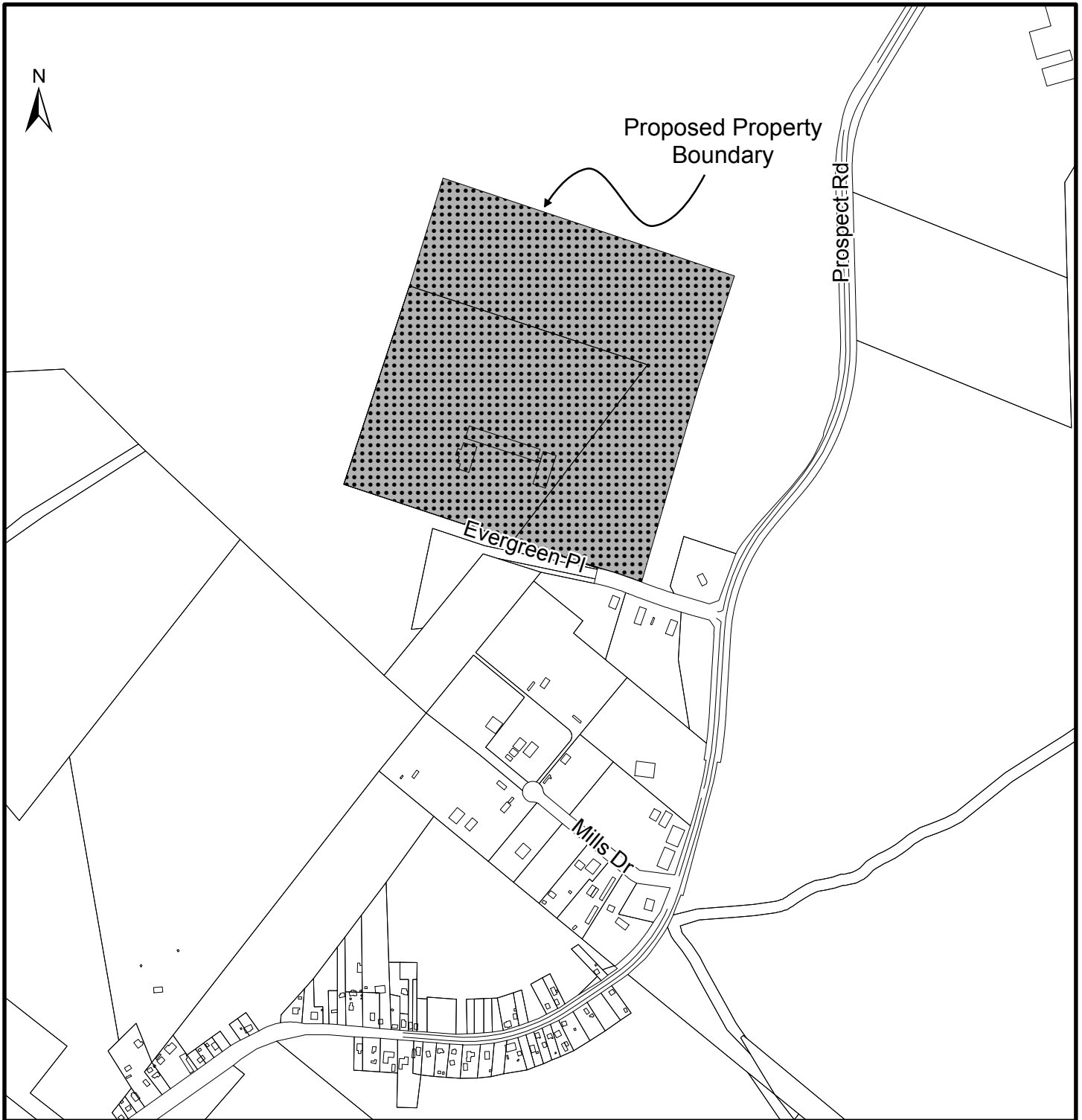
Proposed Amendments to Regional Municipal Planning Strategy

BE IT ENACTED by Council of the Halifax Regional Municipality that the The Regional Municipal Planning Strategy is hereby amended as follows:

1. Amend Map 2-Generalized Future Land Use of the Regional Municipal Planning Strategy as shown on Schedule A.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council of Halifax Regional Municipality held on the _____ day of 20__.


GIVEN under the hand of the Acting Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, 20 __.



Schedule A

61 Evergreen Place,
Godwood

HALIFAX

 Subject Area to be Redesignated from UR (Urban Reserve) to RC (Rural Commuter) on Map 2 Generalized Future Land Use of the Regional Municipal Planning Strategy.



This map is an unofficial reproduction of a portion of the Regional Generalized Future Land Use Map.

The accuracy of any representation on this plan is not guaranteed.

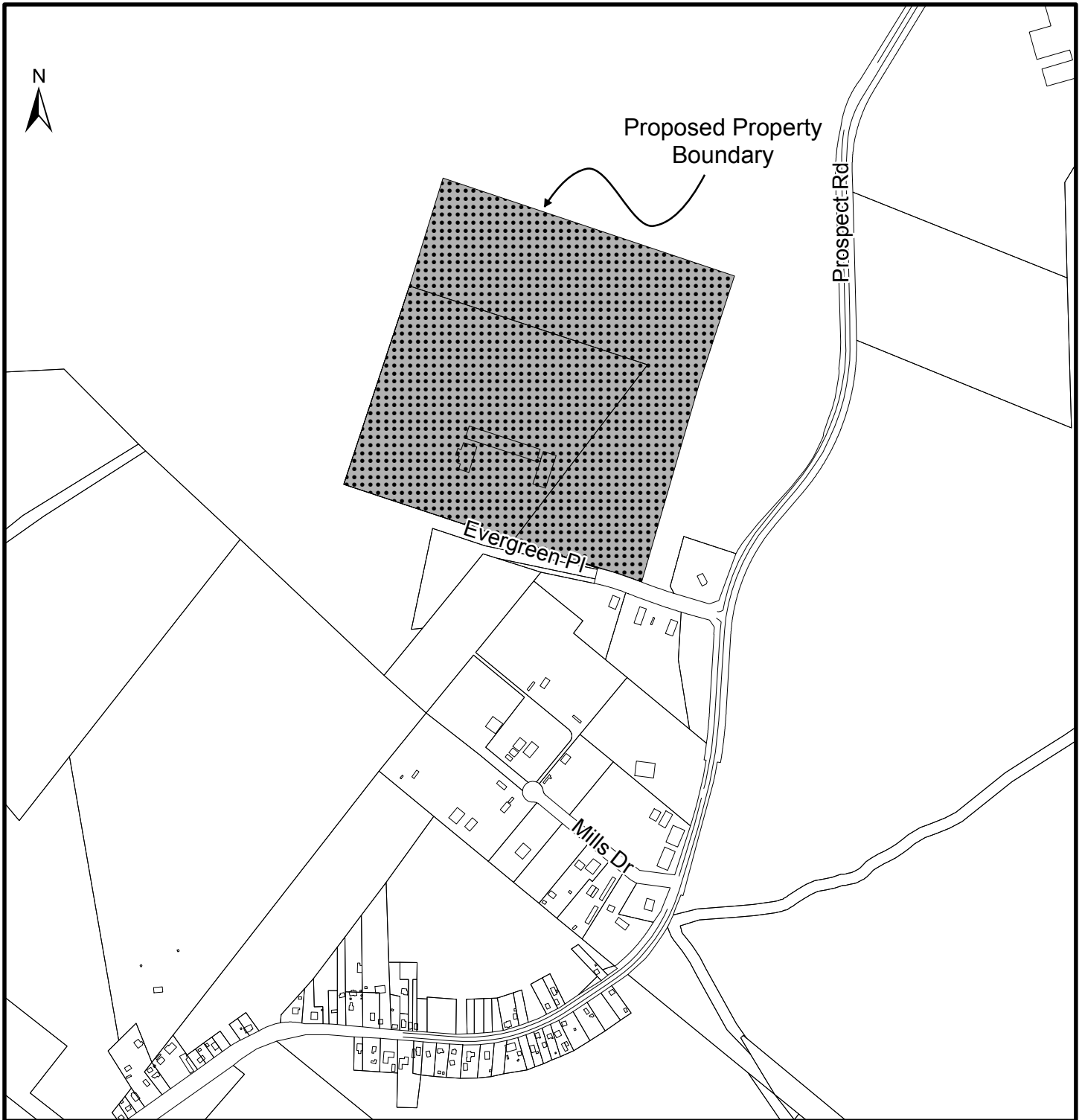
**Attachment B
Proposed Halifax MPS Amendments**

BE IT ENACTED by Council of the Halifax Regional Municipality that the Halifax Municipal Planning Strategy is hereby further amended as follows:

1. Removing lands shown on Schedule B from Schedule Hfx-A2, Map 1 Area Plan Boundary;
2. Removing lands shown on Schedule B from Schedule Hfx-A3, Map 9I The Western Common Conceptual Land Use Plan;
3. Amend Map 9, Generalized Future Land Use of the Halifax Municipal Planning Strategy, by redesignating lands located at 61 Evergreen Place from Western Common to Industrial as shown on Schedule B.

THIS IS TO CERTIFY that the Municipal Planning Strategy of which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council of Halifax Regional Municipality held on the _ day of ____ A.D. 20__.

GIVEN under the hand of the Acting Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D., 20__.



Schedule B

61 Evergreen Place,
 Goodwood

HALIFAX



Subject Area to be Redesignated from WC (Western Common) to I (Industrial) on Map 9 and Remove the Subject Area from Map 1 Area Plan Boundary and Map 9I The Western Common Conceptual Land Use Plan of the Halifax Municipal Planning Strategy.



This map is an unofficial reproduction of a portion of the Regional Generalized Future Land Use Map.

The accuracy of any representation on this plan is not guaranteed.

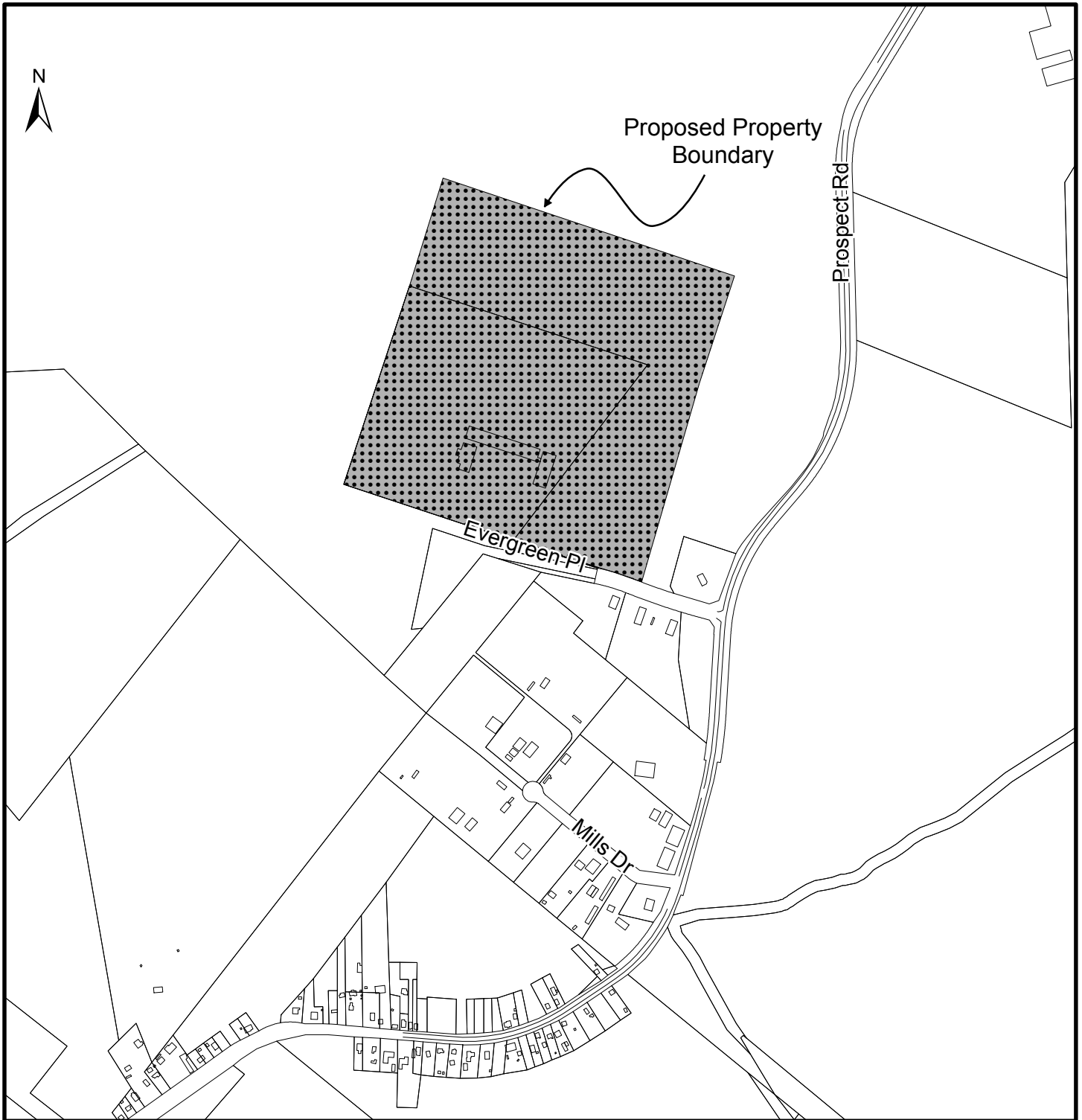
Attachment C
Proposed Halifax Mainland Land Use By-law Amendments

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Halifax Mainland Land Use By-law is hereby further amended as follows:

- a) Amend Map ZM-1 Zoning of the Land Use By-law for Halifax Mainland by rezoning lands located at 61 Evergreen Place from UR (Urban Reserve) to I-3 (General Industrial), as shown on Schedule C; and
- b) Removing the land shown on Schedule C from Map ZM-2 Schedules and Secondary Planning Areas.

THIS IS TO CERTIFY that the Municipal Planning Strategy of which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council of Halifax Regional Municipality held on the ____ day of ____ month A.D. 2017.

GIVEN under the hand of the Acting Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D., 2017.



Schedule C

61 Evergreen Place,
Goodwood

HALIFAX



Subject Area to be Rezoned from UR (Urban Reserve) to I-3 (General Industrial) on Map ZM-1 and Remove the Subject Area from Map ZM-2 Schedules and Secondary Planning Areas.



This map is an unofficial reproduction of a portion of the Regional Generalized Future Land Use Map.

The accuracy of any representation on this plan is not guaranteed.

Attachment D: Public Information Meeting Notes

Halifax Regional Municipality
Public Information Meeting
Case 21209

The following does not represent a verbatim record of the proceedings of this meeting.

Thursday, July 20 2017

1pm and 6pm

Halifax Exhibition Centre, Prospect Room 1, 200 Prospect Road, Goodwood, NS

STAFF IN

ATTENDANCE: Maria Jacobs, Planner, HRM Planning
Matt Keliher, Manager Solid Waste Resources, HRM Solid Waste
Ben Sivak, Major Projects Planner, HRM Planning
Cara McFarlane, Planning Controller, HRM Planning
Genevieve Hachey, Planning Controller, HRM Planning
Laurie Lewis, Program Manager Solid Waste Resources, HRM Solid

Waste

ALSO IN

ATTENDANCE: Councillor Steve Adams, District 18, Minister of Environment Iain Rankin

PUBLIC

ATTENDANCE: Session 1 -approximately 15 and Session 2 - 8

Session 1

The meeting commenced at approximately 1:04p.m.

Call to order, purposes of meeting – Maria Jacobs

Ms. Jacobs introduced herself, staff and the councillor.

Case No. 21209 - The proposed amendments to the Regional Municipal Planning Strategy, Halifax Municipal Planning Strategy and Land Use By-law to enable the replacement and expansion of the Municipal Goodwood composting facility located at 61 Evergreen Place.

Ms. Jacobs explained the purpose of the Public Information Meeting:

- to give a brief recap of the public consultations last fall and the reasons for the expansion of the facility on the existing site.
- to explain where we are in the planning process and what happens next

Following the presentation there is an opportunity for comments, questions and answers. There will also be opportunity to talk one on one with HRM staff after the presentation.

The current proposal is to replace and expand the existing facility at 61 Evergreen Place, to do this, they would need to expand the property by 100 x 200 meters which would mean having to amend the Regional Plan, Halifax Municipal Planning Strategy and the Halifax Mainland Land Use By-Law

1. Brief Recap of why the facility needs to expand – Mr. Keliher

Current facilities approximately 18 to 20 years old, they are in needs of upgrading. We currently produce around 52 to 53 tonnes of material in both of our facilities. We need to look to the future growth of the region and the life of the facility. We must meet the new Nova Scotia Environment guidelines that were adopted in 2010, this would require us to upgrade and expand our facilities. One of the 7 recommendations that were brought forward by HRM Council was to continue using the existing sites in HRM.

Presentation of Proposal – Maria Jacobs, Planner

Ms. Jacobs made a presentation to the public outlining the purpose of the expansion of the Goodwood site, the current allowances on the property and the changes that would need to be made to the Regional Plan, Municipal Planning Strategy and the Land Use By-Law. Ms. Jacobs explained the process of changing these policies and where HRM currently is in this process.

2. Questions and Comments – Session 1

Wayne Shellnutt - Hammonds Plains would like to know how much land will be taken away from the Western Commons. **Mr. Keliher** showed Mr. Shellnutt on the maps where the boundaries are for the Western Commons, explained about buffers and showed how much land would be needed. **Mr. Shellnutt** would like to know about the stream that is located there, is there water all year round and how close to this stream would the facility be? **Mr. Keliher** explained there would be a proper buffer in accordance with Nova Scotia Department of Environment guidelines. **Mr. Shellnutt** has noticed that there is a mention of a grant for development for the Western Commons and would like to know if it's still on the table. **Mr. Keliher** said it is. He explained the process of when this would become available and that council has approved the one million dollar community integration fund. **Mr. Shellnutt** asked how we currently collect leaching. **Mr. Keliher** explained that it is collected in tanks and then taken off site.

Barb Allen – Terrance Bay would like to know if there are plans for the truck traffic to use the Ragged Lake bus exit so there would be less traffic on the Prospect road. **Mr. Keliher** said that this is not something that they had looked at but he will bring it up with staff.

John Cascaddan – Lewis Lake when will this reach council for a decision? **Ms. Jacobs** said it would possibly go to council in January or February. **Mr. Cascaddan** has council taken into account the future residential growth of the Goodwood area including the Exhibition Park area and how this facility might impact future residential areas and also why would HRM want to have the sites on two locations instead of one. **Mr. Keliher** explained what the Request for Qualifications process is and how HRM has identified the problems and it is up to the business community to come up with a solution. This could be one or two facilities and could include a variety of technologies. **Mr. Cascaddan** is happy to hear about the Community Development

Fund but showed concern over how long it may take. **Mr. Keliher** it is at the discretion of Council to move forward with the Community Integration Fund. Staff are in the process of creating a report, based on the community needs, for where this money should be spent.

3. Closing Comments

Ms. Jacobs thanked everyone for coming, advised the attendees that staff would be available to answer any further questions they may have.

4. Adjournment

The formal portion of the meeting adjourned at approximately 1:30p.m. Small group discussions continued until approximately 2:15pm.

Session 2

Mr. Keliher and Ms. Jacobs spoke with the approximately 8 people who were in attendance for the second meeting at 6pm. They discussed the proposal, the process and answered specific questions one on one and in a small group format. Those in attendance were encouraged to write and send an e-mail of their concerns to staff so that their concerns would be on record. The small group discussions adjourned at 8pm.

In summary the primary concerns were as follows:

- the potential truck traffic that may accompany the expansion;
- using the existing Otter Lake facility where infrastructure is already in place;
- the impact it may have on the watercourse and an environmentally significant bog.



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MEMORANDUM

TO: Chair and Members of Halifax & West Community Council

CC: Maria Jacobs, Planner I, Planning Services
Matthew Keliher, Manager Solid Waste, Solid Waste Resources

FROM: Tom Musial, Chair of Western Common Advisory Committee

DATE: November 23, 2017

SUBJECT: **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**

The Western Common Advisory Committee received a staff memorandum dated September 21, 2017 and heard a staff presentation on Case 21209 at their September 27, 2017 meeting. After a discussion, the Committee deferred consideration of the matter 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. A special meeting was held October 25, 2017 and the following recommendation was approved:

That the Western Common Advisory Committee does not support replacing and enlarging the HRM Compost Facility at 61 Evergreen Place for the following reasons:

1. Location

The area has a history of contamination difficulties and offensive smells. Such problems are not good for a sensitive environment, the local community, or a wilderness recreational park.

2. Zoning

Designating a sensitive wetland area 1-3 (General Industrial) would be inappropriate and would set a precedent for future heavy industrial use in the area.

3. Environmental Assessment

The WCAC may not have the necessary expertise to do a proper assessment of the data that has been provided for review. Such analysis is best done by Nova Scotia Environment, and NSE has not conducted an environmental assessment of the site of the proposed new facility.

4. Encroachment

The Western Common was set aside as designated Park land in 2002 in part so that it would not be used as a "land bank" from which to borrow land anytime a need might arise. Encroaching on

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designated Park land would contravene this principle and would set a precedent for future encroachment on Western Common lands.

5. Financial Incentive

The proposal to replace and expand the present facility does not acknowledge the contamination or smell issues that the present site has experienced, does not indicate what remediation (if any) would be carried out, and does not provide any safeguards that would prevent these issues from recurring on an even larger sale. No amount of financial incentive would provide adequate compensation in exchange for the possible perpetuation of these issues.

This recommendation has been provided to HRM planning staff for review and consideration, and will be addressed in their staff report to the Halifax West Community Council.