

HALIFAX

Case 21209
RMPS, MPS & LUB
Amendments
to replace and expand municipal
compost facility at 61 Evergreen
Place

Requested Amendments

Purpose

To enable replacement and expansion of existing municipal compost facility into the Western Commons

RMPS

Redesignate from Urban Reserve to Rural Commuter to reflect intent

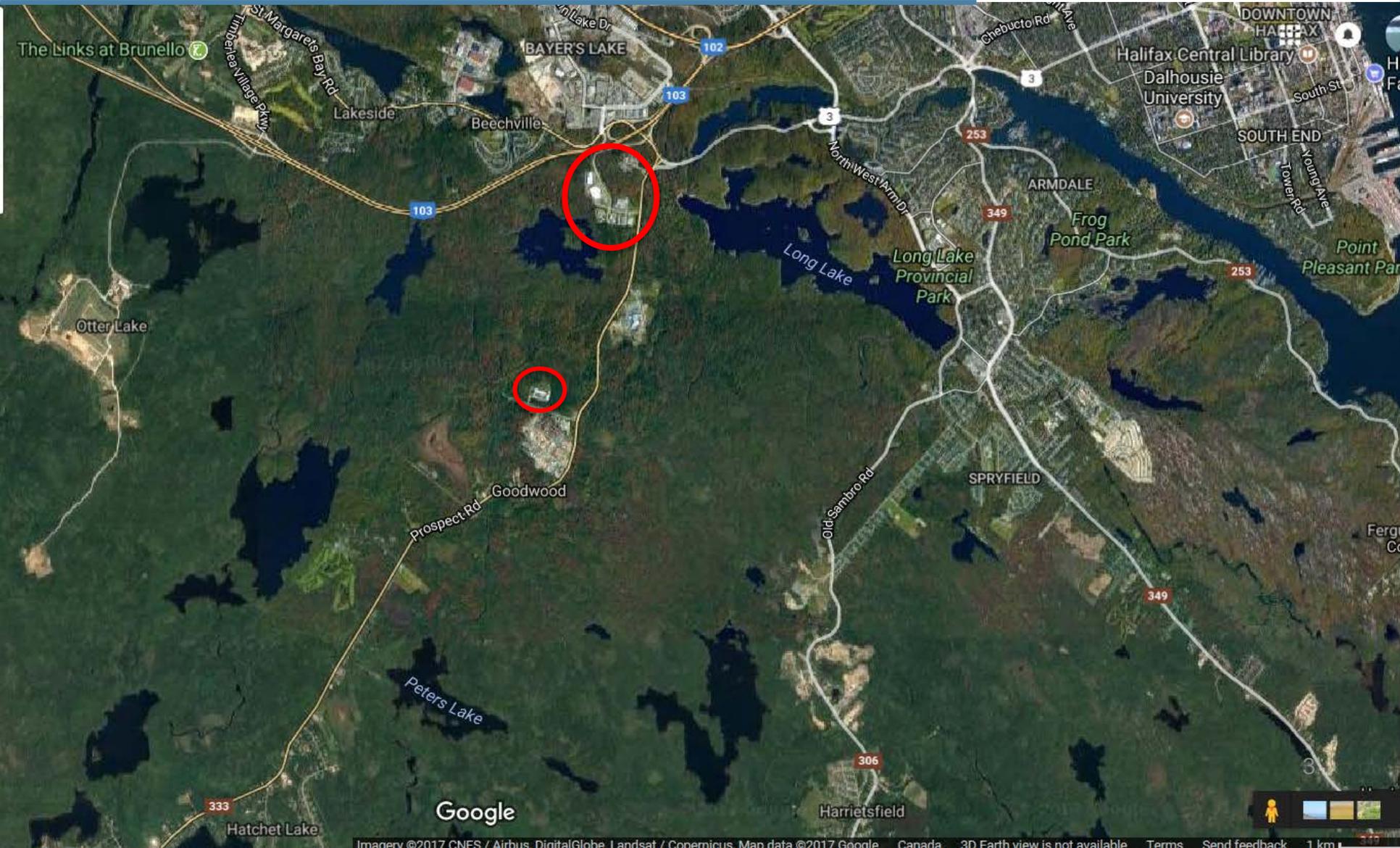
Municipal Planning Strategy & Land Use Bylaw

Redesignate and zone to Industrial to reflect use and to increase buffer requirements around waterbodies

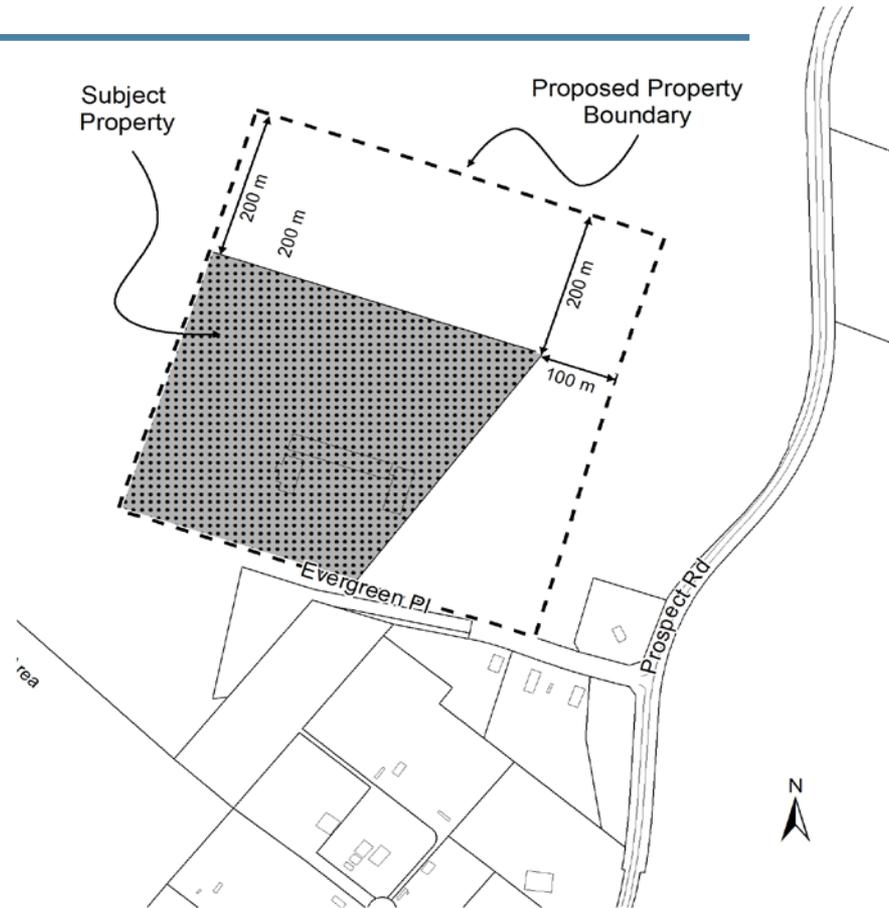


Site Context

61 Evergreen Place, South of Ragged Lake



Proposed expansion



200m extension north and
100m at east into Western Common

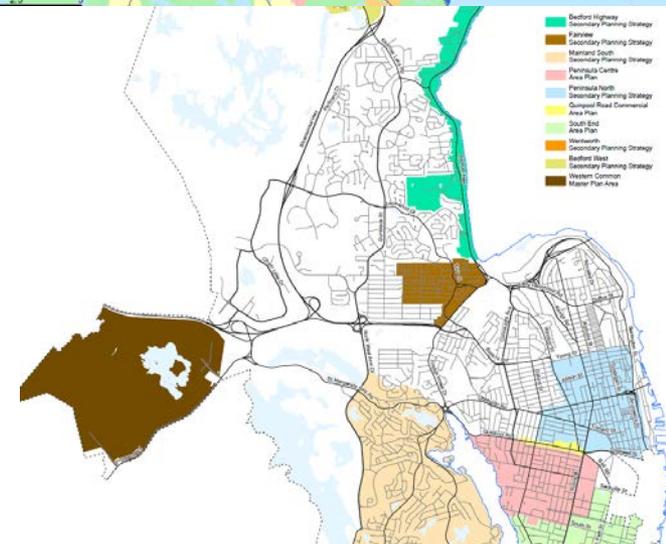
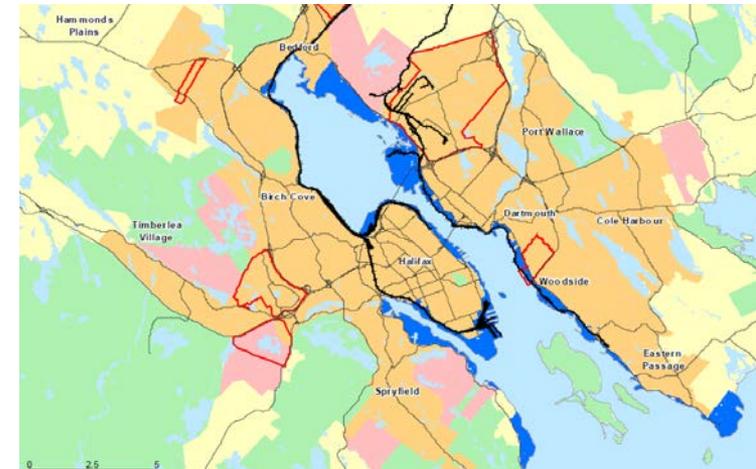
Current RMPS & MPS designations

- **RMPS**

UR- Urban Reserve (permits limited development as land is held in reserve until 2031)

- **MPS (WC Secondary Plan)**

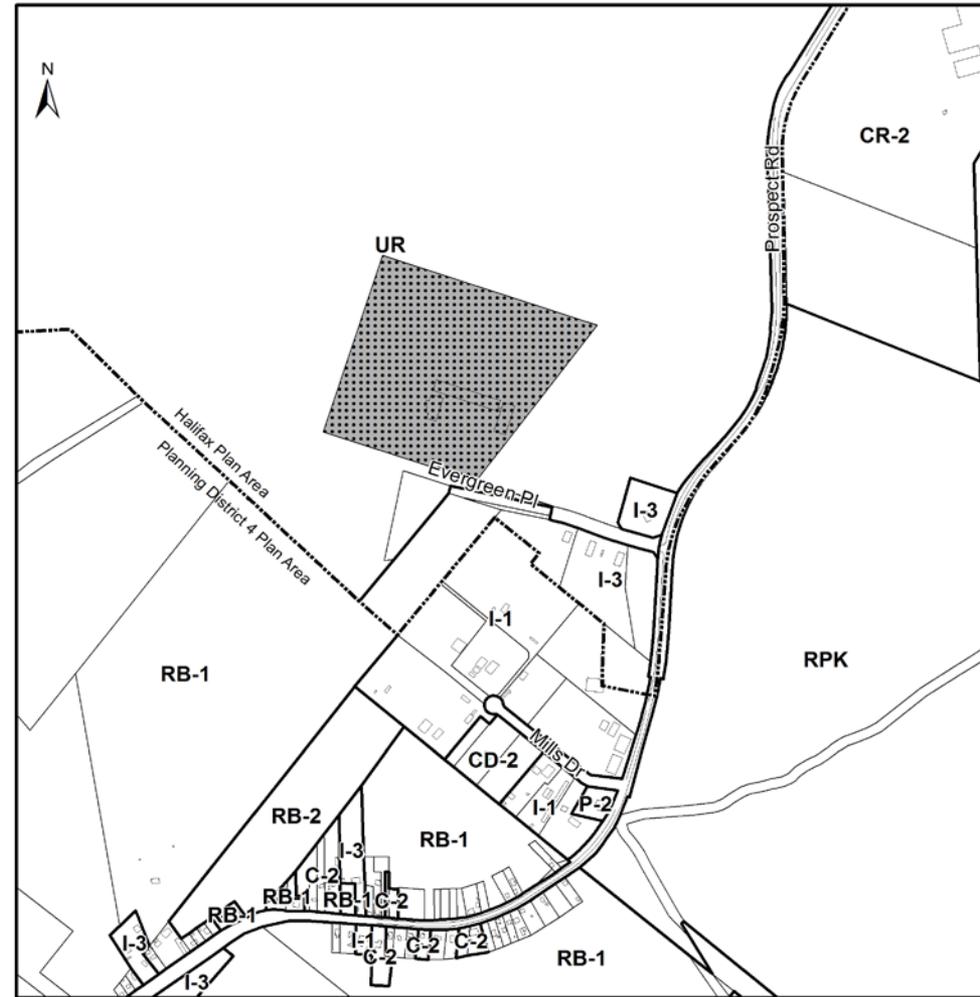
WC- Western Commons



Current Land Use By-law

Halifax Mainland LUB

- **Currently** zoned UR- Urban Reserve (permits limited development as land is held in reserve until 2031)
- **Previously** zoned WC- Wilderness Common and I-3 Industrial



Community Engagement

2016 Solid Waste community engagement

- surveys, consultation with stakeholders, 4 open houses, notification to 850 property owners

2017 Planning process engagement

- mail out notification to 94 property owners;
- 2 public open house sessions July 20, 1-3 & 6-8pm with 23 attendees
- municipal website.

Feedback from the community included the following:

- Advanced technology and control as is it relates to odour and noise
- Truck traffic on Prospect Road;
- Environmental impact on the waterbodies;

Western Commons Advisory Committee

The WCAC provided the following feedback:

- History of contamination and odour complaints;
- Sensitive wetland in the area;
- NSE has not conducted an environment assessment;
- Encroachment into a designated park land;

The WCAC does not support replacing and enlarging the municipal compost facility at 61 Evergreen Place

Recommendation Rationale

- Minimal impact on traffic volume, site distance, intersection;
- Odour – complaints driven;
- Minimal impact on implementation of Western Commons Master Plan;
- I-3 Zone (Industrial) – waterbody buffer 61 metres;
- Ongoing water testing;
- NSE Environmental Guidelines (2010)
- RFQ will proceed RFP

Recommendation Rationale

- Rural Commuter designation in RMPS will reflect use and align with neighbouring industrial uses
- Industrial designation and zone will reflect existing and expanded industrial use and align with neighbouring industrial properties
- Increase size of property to allow for replacement and expansion of municipal compost facility
 - Update technology
 - NSE guidelines

Staff Recommendation

Staff recommend that Community Council:

1. 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.

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Thank You