



HRM Case #19461

MPS/LUB Amendment Application for PID  
41457821

Regional Council - October 16, 2018



## Who is Scotian Materials?

- Scotian Materials is a Nova Scotian aggregate provider with its head office in Burnside Industrial Park
- Our management practices ensure we always strive to go beyond the minimum requirements
- We have an open door policy of engagement in communities where we work
- Our goal is to supply local contractors with quality products at competitive prices





## Site History / Project Background

- Private lands purchased from Barrett Lumber
- Existing NSE approved 3.99Ha quarry operating on the site.
- 2014: Asphalt plant operated on an adjacent parcel with no complaints.





## Process

- July 2014 - Application made to amend Planning Districts 1 & 3 Municipal Planning Strategy and Land Use By-Law to enable an asphalt plant in the quarry.
- Site specific only allowing an asphalt plant. No other industrial uses would be considered under this amendment application.
- Considered alternative process to site specific.
- Looked for other locations in the area.





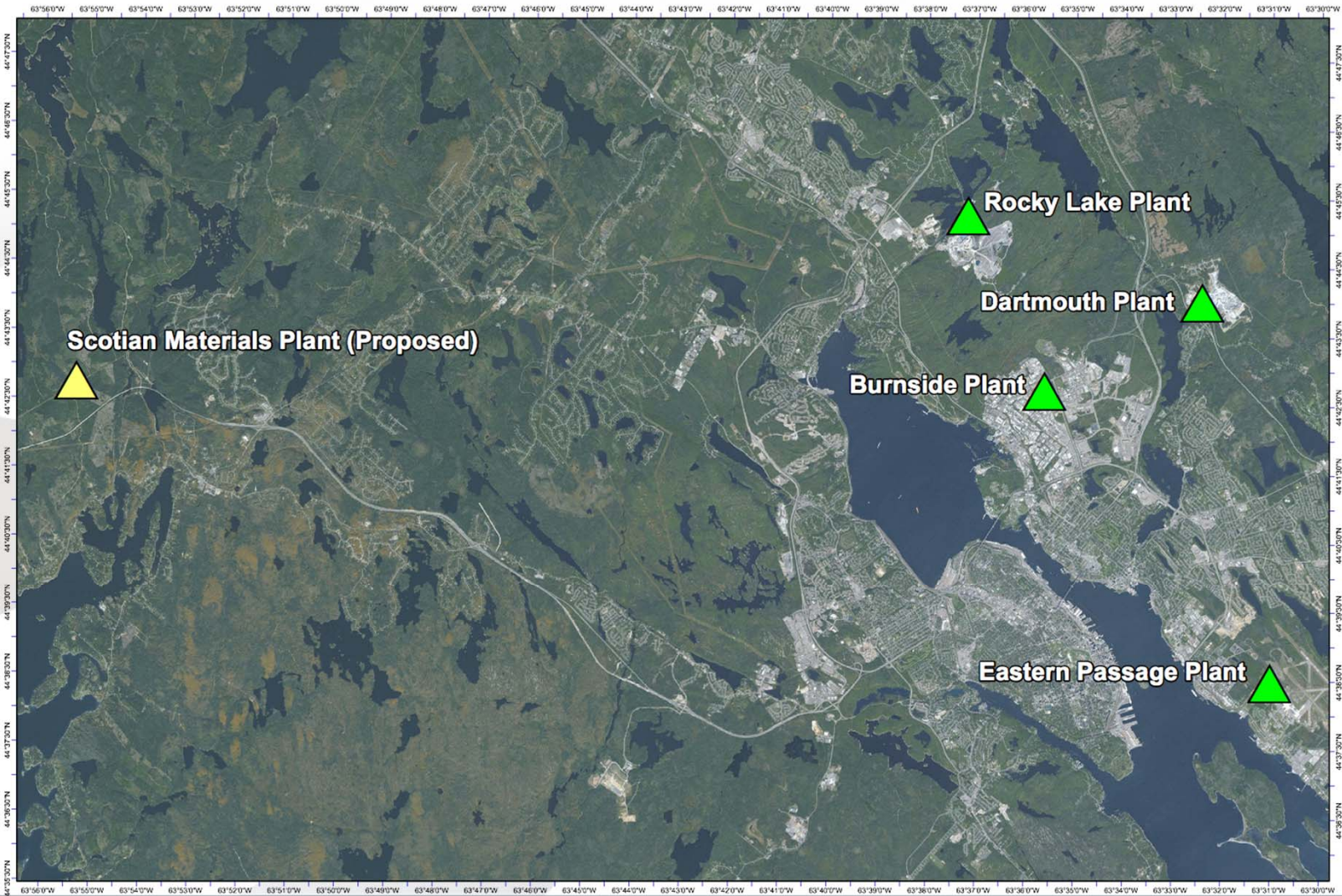
## Rationale

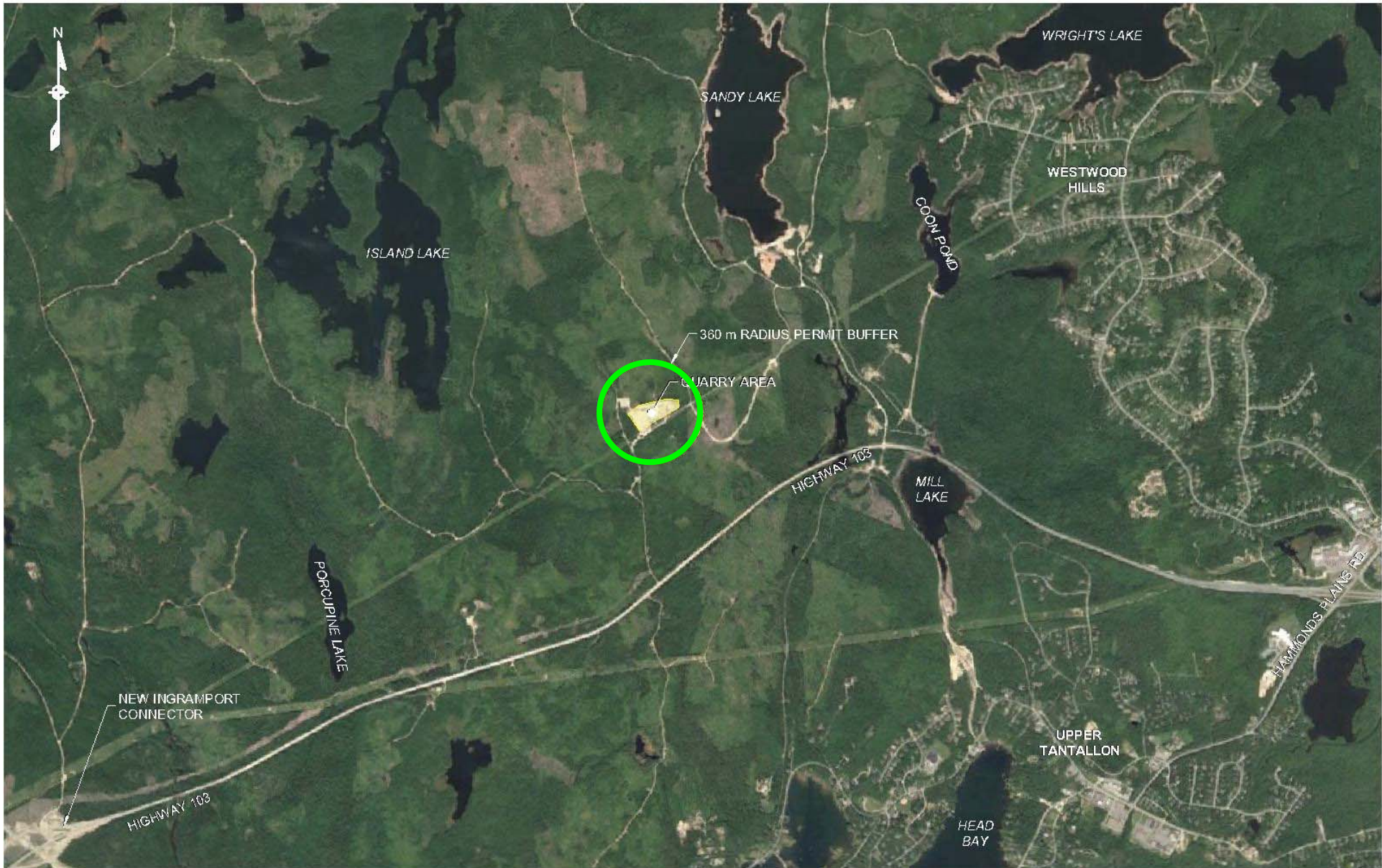
- Site will meet or exceed all provincial guidelines
- Environmentally responsible locating near source material ie reduces emissions.
- Extensive separation from residential communities (7 times that required by NSE)
- Site is classified as “working landscapes” in HRM’s Green Network Plan.
- MPS acknowledges that Resource designation has potential for industrial uses that complement resource uses





## Asphalt Plants In Metro Halifax





WRIGHT'S LAKE

SANDY LAKE

WESTWOOD HILLS

ISLAND LAKE

COON POND

360 m RADIUS PERMIT BUFFER

QUARRY AREA

HIGHWAY 103

MILL LAKE

PORCUPINE LAKE

NEW INGRAMPORT CONNECTOR

HIGHWAY 103

HAMMOND'S PLAINS RD

UPPER TANTALLON

HEAD BAY



QUARRY AREA

MOBILE  
ASPHALT  
PLANT





# Asphalt Plant



YOUR RESOURCE, YOUR COMMUNITY, YOUR FUTURE



## Engagement

- I. June 2015 public information meeting.
- II. Dedicated website with project information – [www.scotianmaterials2.info](http://www.scotianmaterials2.info)
- III. Summarized and responded to all concerns we heard
- IV. Created a volunteer CLC of local community residents
- V. Conducted engineering studies
- VI. Participating in social media
- VII. Participating in two day open house sessions  
January 25-26, 2017



# Mobile Asphalt Plant Public Opinion Survey

Thinkwell



- Independent consultants conducted survey in December 2016
- Survey used to investigate if the opponents reflected the views of the rest of the community
- Representative sample of 300 people surveyed from the following communities:
  - Head of St. Margaret's Bay
  - Tantallon/Upper Tantallon
  - Hammonds Plains
  - French Village
  - Hubley
  - Lewis Lake
  - Boutilier's Point
  - Ingramport

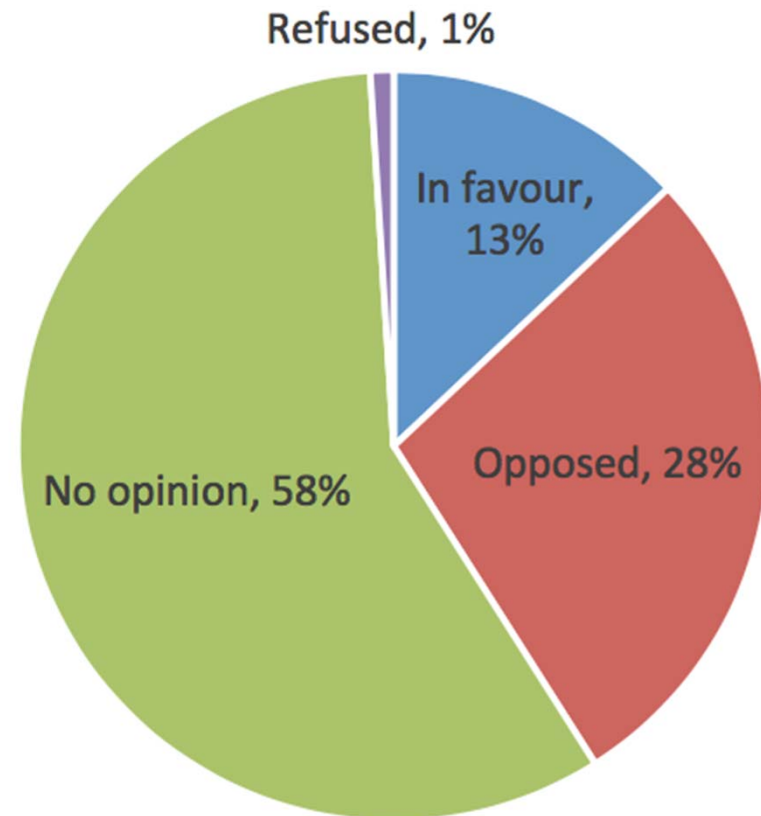
# Survey Results

The majority of residents had

***no opinion***

about the proposed  
mobile asphalt plant

*Based on what you know about the proposed mobile asphalt plant project, would you say you are...?*



Thinkwell





# Nova Scotia Environment Permit

- Erosion & Sedimentation Controls
- Surface Water
- Separation Distances
- Sound Levels
- Air & Particulate Emissions
- Odour Control





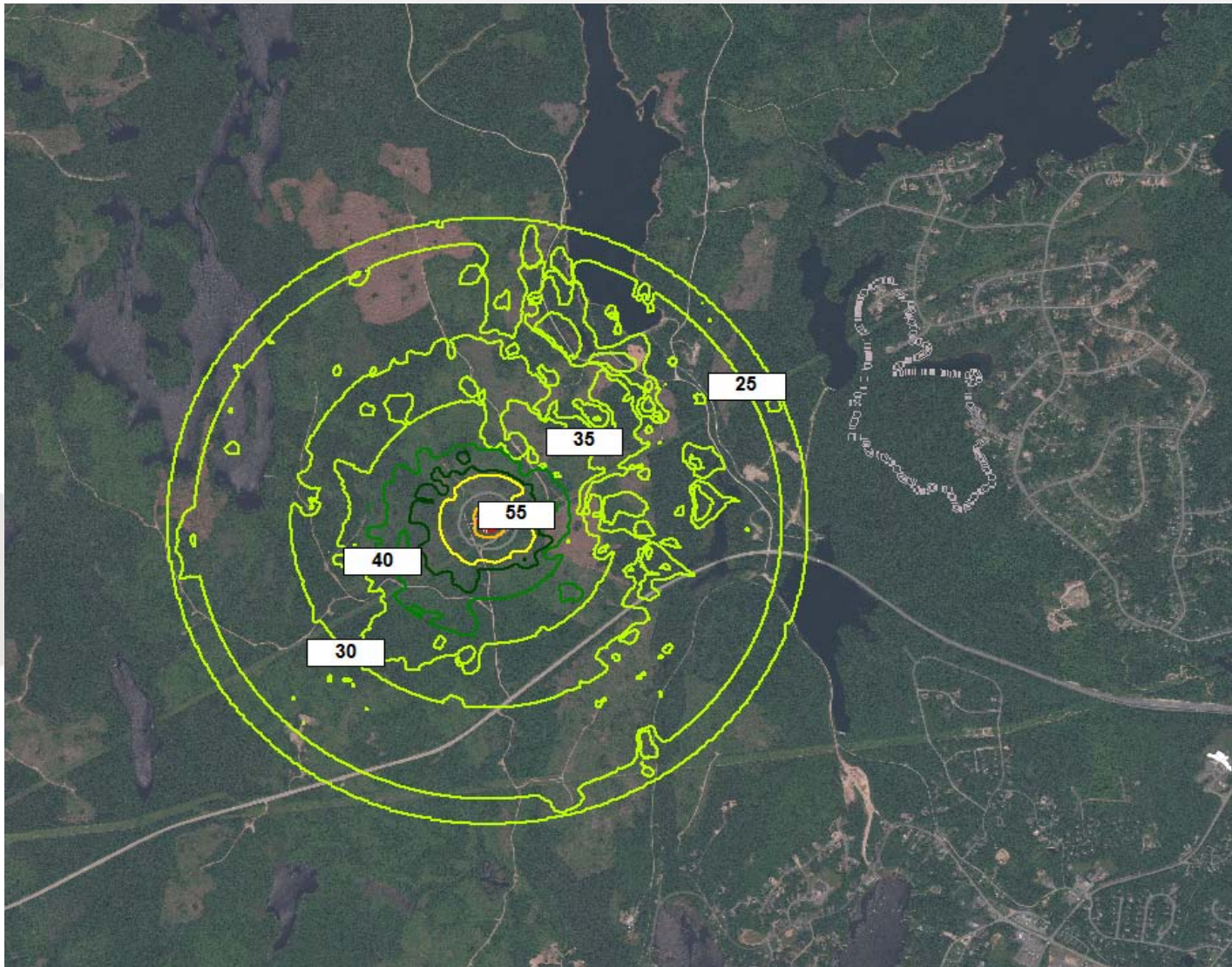
## 6. Separation Distances

- a) The Facility, loading, unloading and discharge areas of aggregate stockpiles shall not be located within the following minimum separation distances:
  - (i) 360 metres from any area zoned for residential, commercial, park or recreational use
  - (ii) 90 metres from any residential property boundary
  - (iii) 30 metres from any surface watercourse
  - (iv) 90 metres from any domestic water supply
  - (v) 30 metres from any other property boundary
  - (vi) 30 metres from any common or public highway
  
- b) No settling pond shall be located closer than:
  - (i) 30 metres from any surface watercourse
  - (ii) 90 metres from any domestic water supply
  - (iii) 30 metres from any other property boundary





# Predicted Noise Levels (dBA)





# Air Emissions



## Ground Level Concentrations – Worst Case Scenario

Compounds	Air Quality Standard [ $\mu\text{g}/\text{m}^3$ ]	Reference	% of Standard at 500 m	% of Standard at 2 km
Carbon Monoxide (1 hr)	34 600	NS Air Quality Reg. 28/2005 Schedule A	1%	<1%
Carbon Monoxide (8 hr)	12 700		2%	<1%
Nitrogen Oxides (1 hr)	400		47%	5%
Particulate Matter (24 hr)	120		45%	5%
Sulphur Dioxide (1 hr)	900		5%	<1%
Sulphur Dioxide (24 hr)	300		6%	<1%
Arsenic (24 hr)	0.3	OAAQC	<1%	<0.1%
Benzene (24 hr)	2.3		24%	3%
Benzo(a)pyrene (24 hr) as a surrogate of PAHs	0.00005		37%	4%





# Questions?

