

HALIFAX

**Public Hearing
Case 19461**

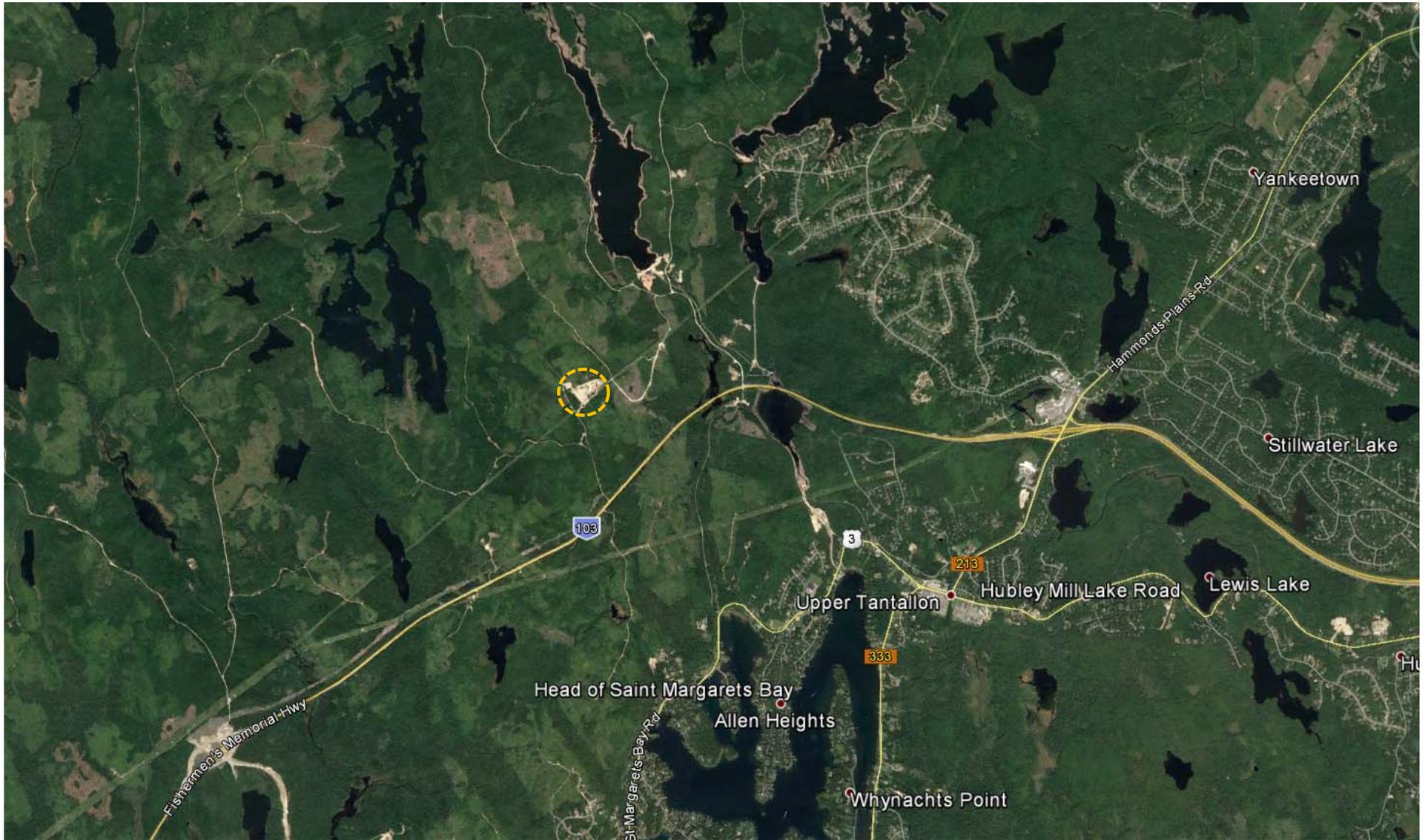
**MPS and LUB Amendment - Site Specific
Asphalt Plant
St. Margarets Bay**

Regional Council
October 16, 2018

Application

Application by Scotian Materials Ltd. to amend the MPS and LUB for Planning Districts 1 and 3, to enable an asphalt plant on a portion of PID# 41457821 (approx. 4 hectares in size within an existing quarry), located approximately 1 km northwest of Highway 103 and 1.5 km west of Little Indian Lake, Head of St. Margaret's Bay.

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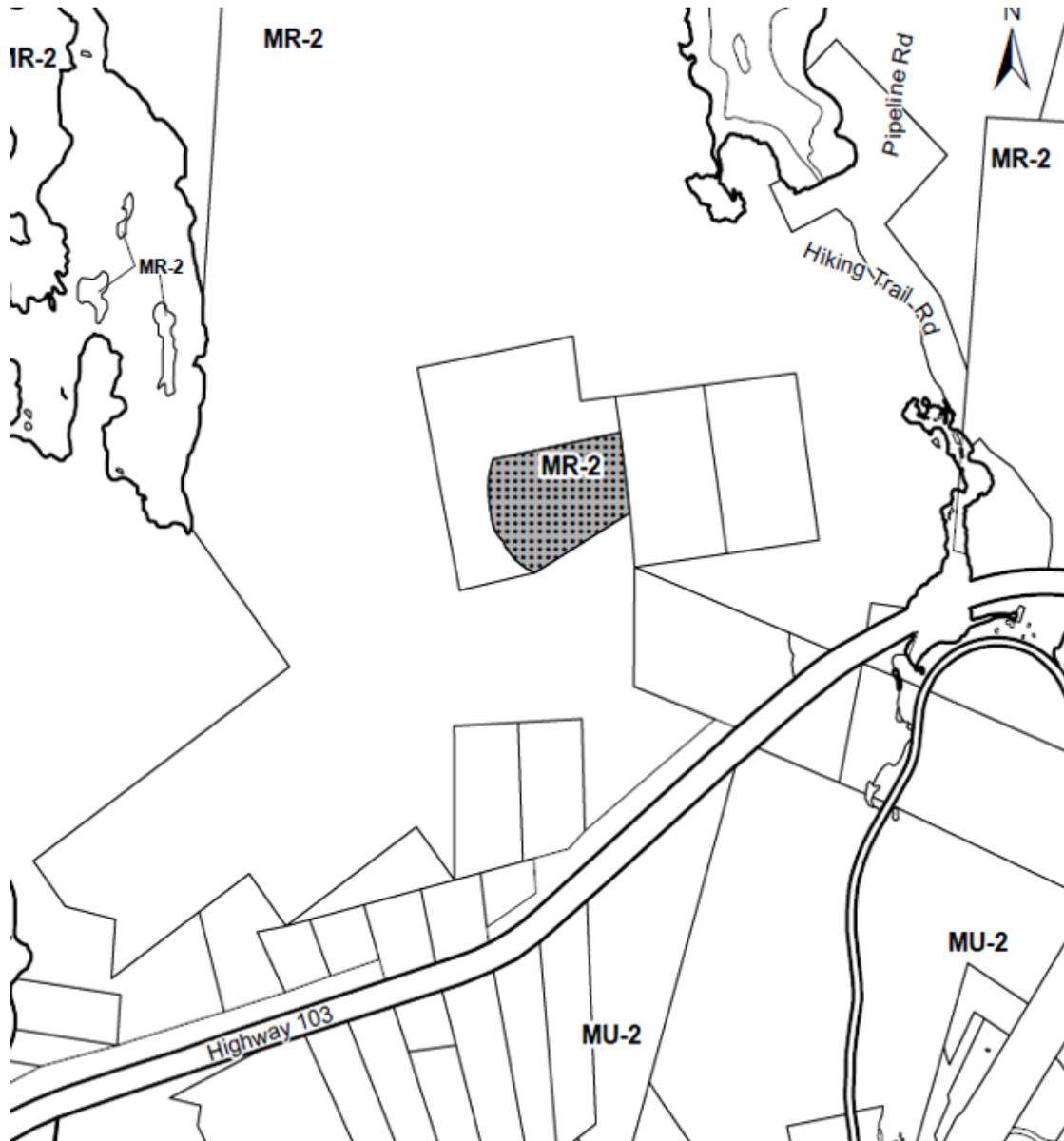


Asphalt Plant

- An asphalt plant is equipment that combines aggregates, sand, bitumen and filler material in specific proportions to produce asphalt concrete.
- The asphalt mixing plant heats aggregate and mixes it with bitumen and other adhesive substances to prepare the hot mix asphalt that is used as a paving material.
- Proposal: Dry System and Mobile

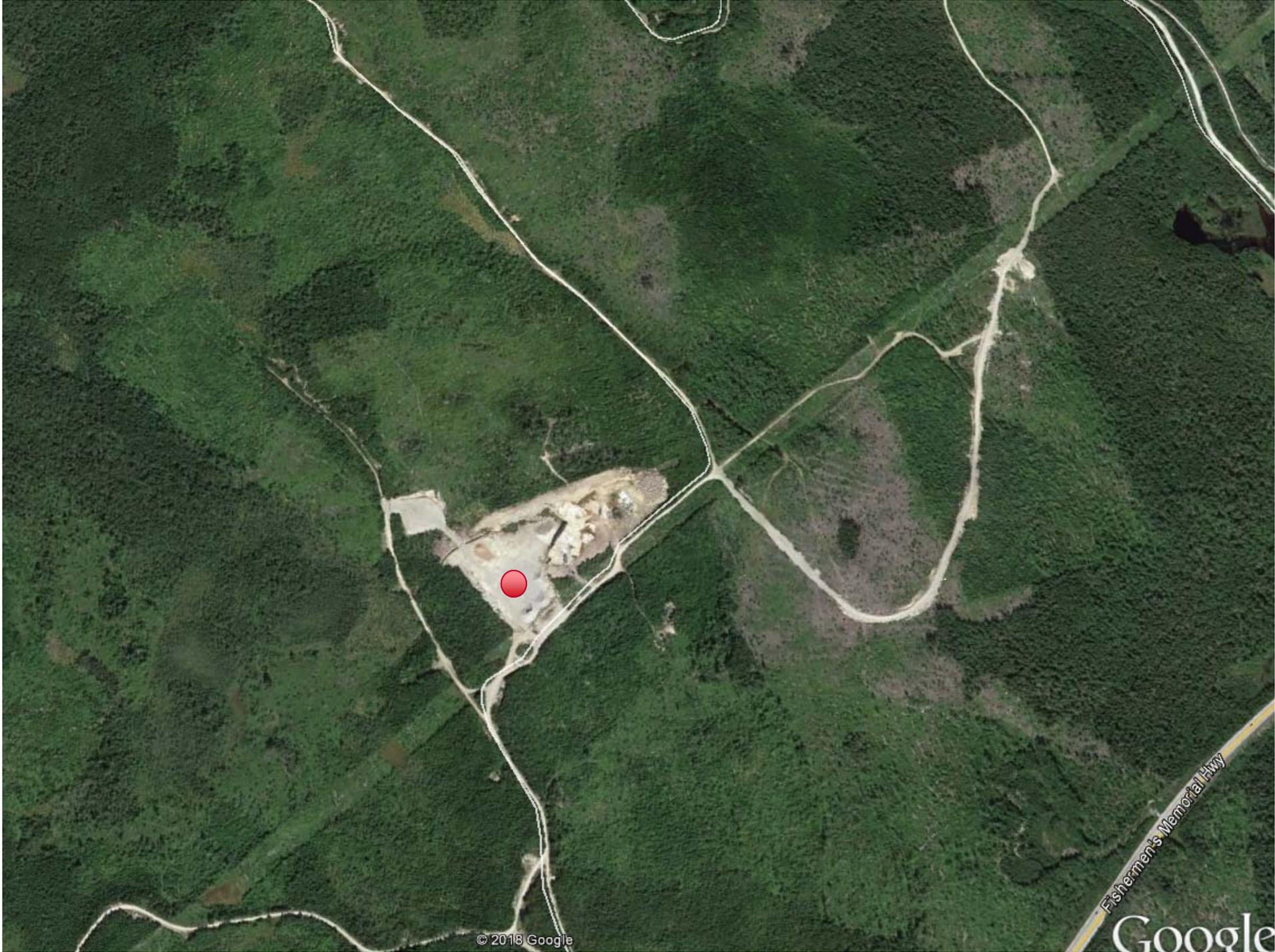


Context



- MPS Designation: Resource
- LUB Zone: Mixed Resource 2 (MR-2)
- Permits a range of land uses
- Asphalt plants not a listed use in MPS/LUB
- All surrounding lands are owned by DNR

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Fishermen's Memorial Hwy

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Background

- Regional Council initiated Plan Amendment process April 28, 2015
 - Directed staff to consider amendments to MPS and LUB for Planning Districts 1 & 3 to enable an asphalt plant for lands north of Highway 103 and west of Little Indian Lake
- June 1, 2015 Public Information Meeting (PIM)

Background

- September 12, 2016 Regional Council - additional community consultation
- September 2016 - applicant created Community Liaison Committee (CLC)
- January 25 and 26, 2017 - two days of community consultation (HRM)
- NWPAC September 6, 2017

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Community Liaison Committee (CLC)

- Formed in September 2016;
- Met monthly;
- Fed information back into the community and added information to the public record;
- HRM observer only, not an HRM initiative;
- Concluded September 2017 – findings, neither for or against the proposed asphalt plant -- found that the proponent of the asphalt plant responsive to community concerns.

Community Consultation

- Public information meeting June 1, 2015 and 2 community open houses on January 25 and 26, 2017
 - Public Information Meeting (PIM) – June 1, 2015
 - over 500 attendees;
 - Comments against the proposal reflected concerns as follows:
 - Environmental impacts
 - Health impacts
 - Decrease in property values
 - Increased Truck Traffic
 - Loss of recreational opportunities

Community Consultation

Open House: January 25 and 26, 2017

Approximately 460 persons attended the two Open Houses. Of these participants 330 responded to the staff questionnaire.

- High proportion of the respondents were against locating the Asphalt Plant on the subject lands for similar reasons.

North West Planning Advisory Committee

On September 6, 2017, the NWPAC reviewed the proposal for an asphalt plant on the subject property and recommended against changing the MPS and LUB as they considered that the location was not an appropriate site for an asphalt plant.

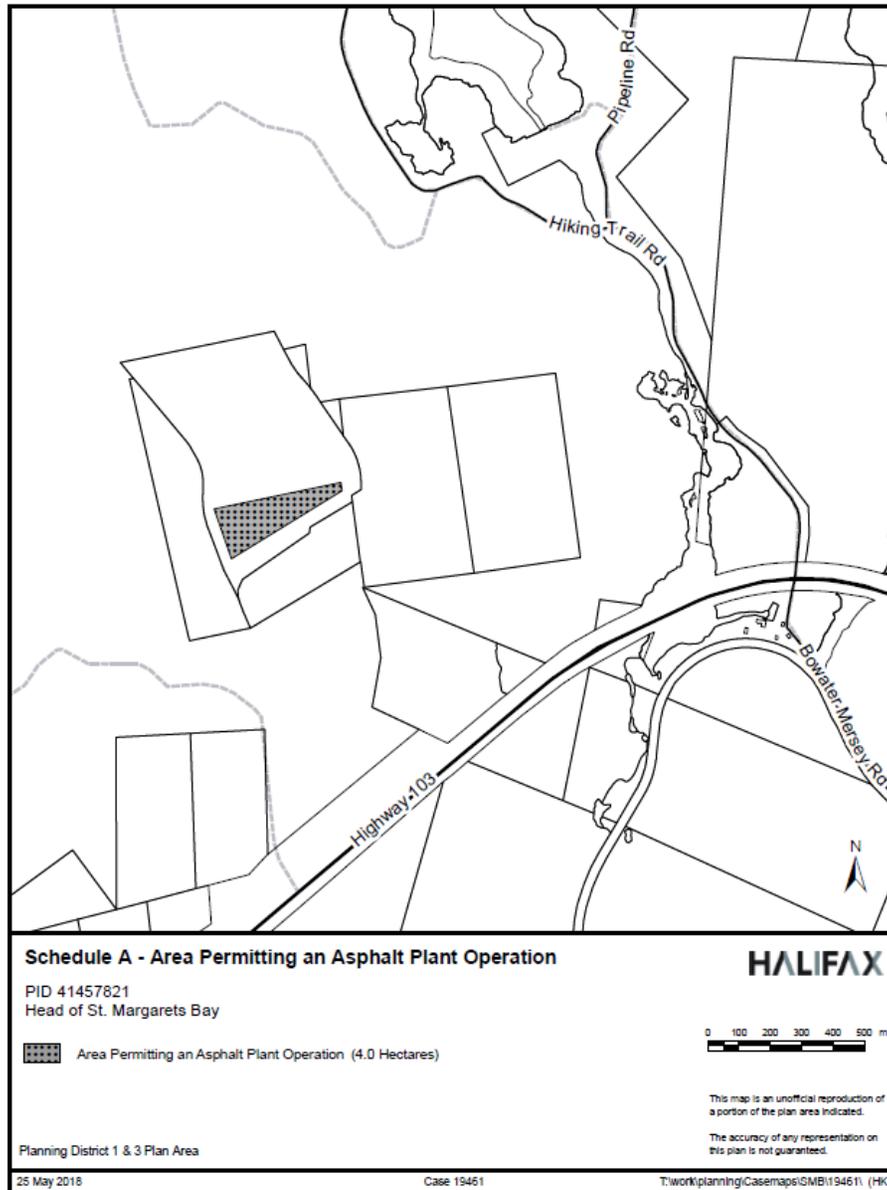
Staff Recommendation

- Main concerns raised through Community Consultation
 - Environmental impacts
 - Health impacts
 - Decrease in property values
 - Increased truck traffic
 - Loss of recreational opportunities
- Comments/discussion from NWPAC
- Planning policies and planning best practices and knowledge

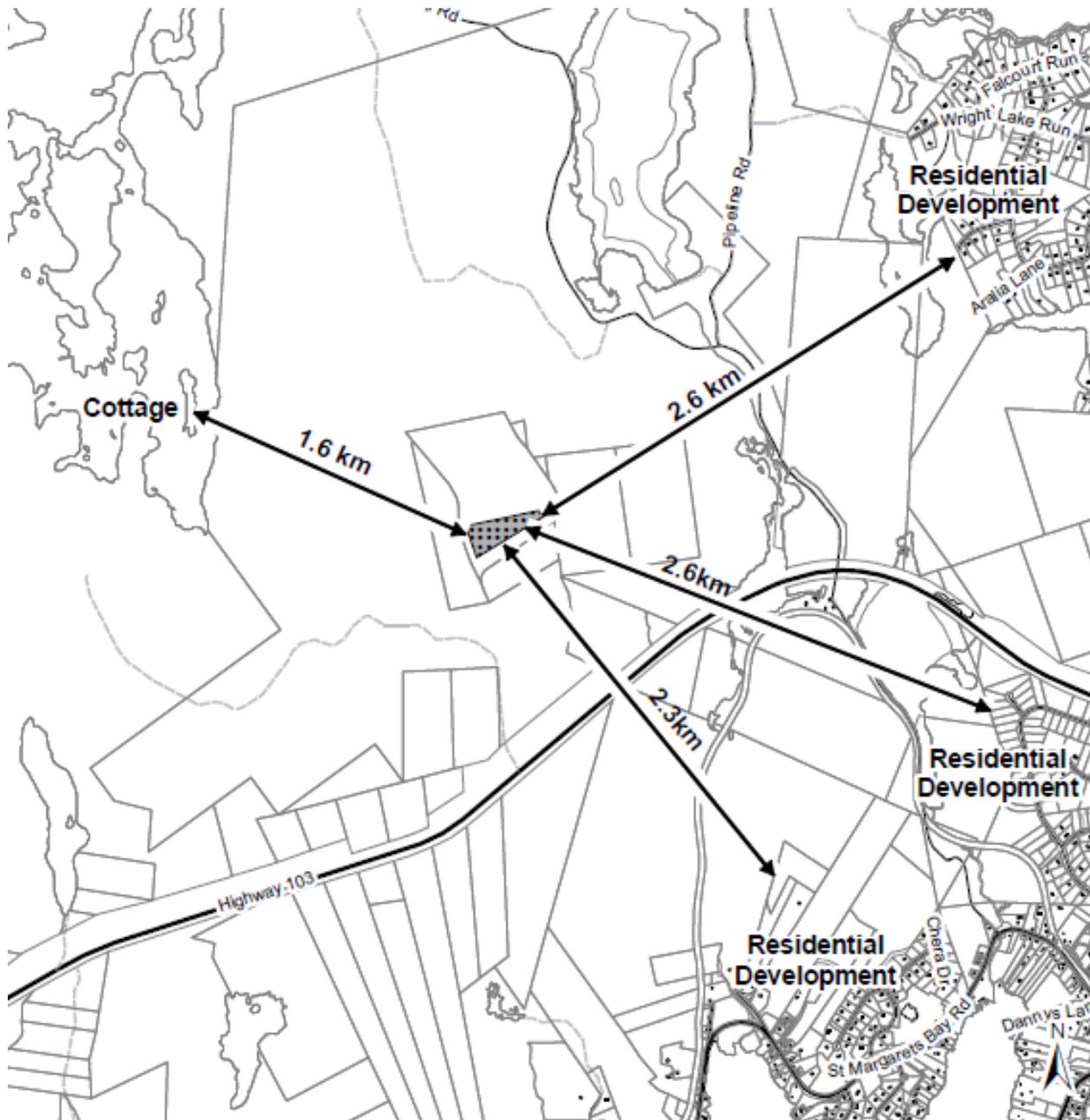
Planning Evaluation

- Land Use Compatibility
- Distance Separation to sensitive uses
- Impacts:
 - Sound Emissions
 - Odour Impacts
 - Visual Impacts
- Vehicular Access to and from Asphalt Plant

Proposed Amendments



- Site specific policy to permit an asphalt plant on a portion of the subject lands – 4 hectares within the existing quarry with access to Ingramport Interchange only
- New schedules in the MPS and LUB showing only the lands affected

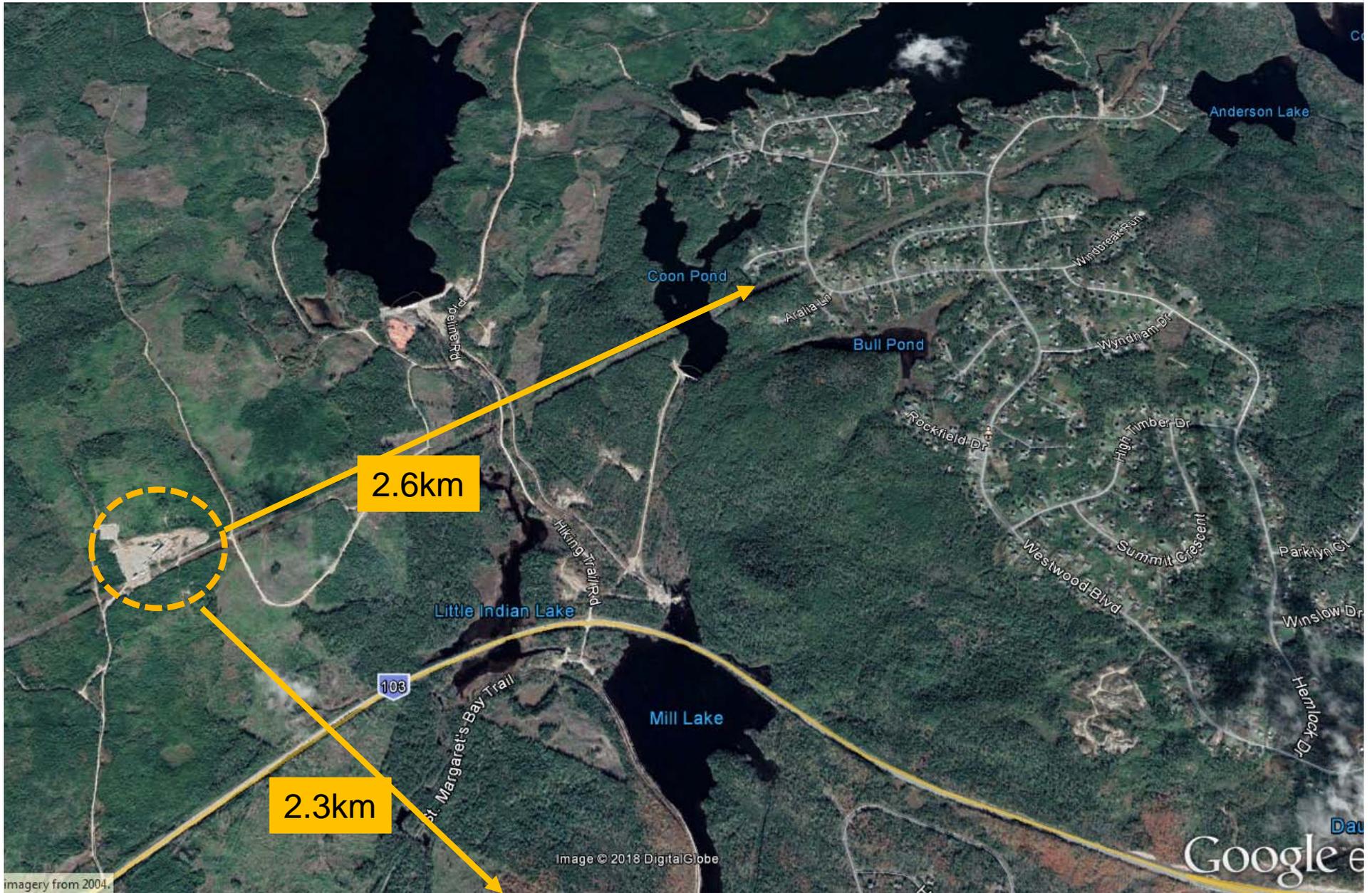


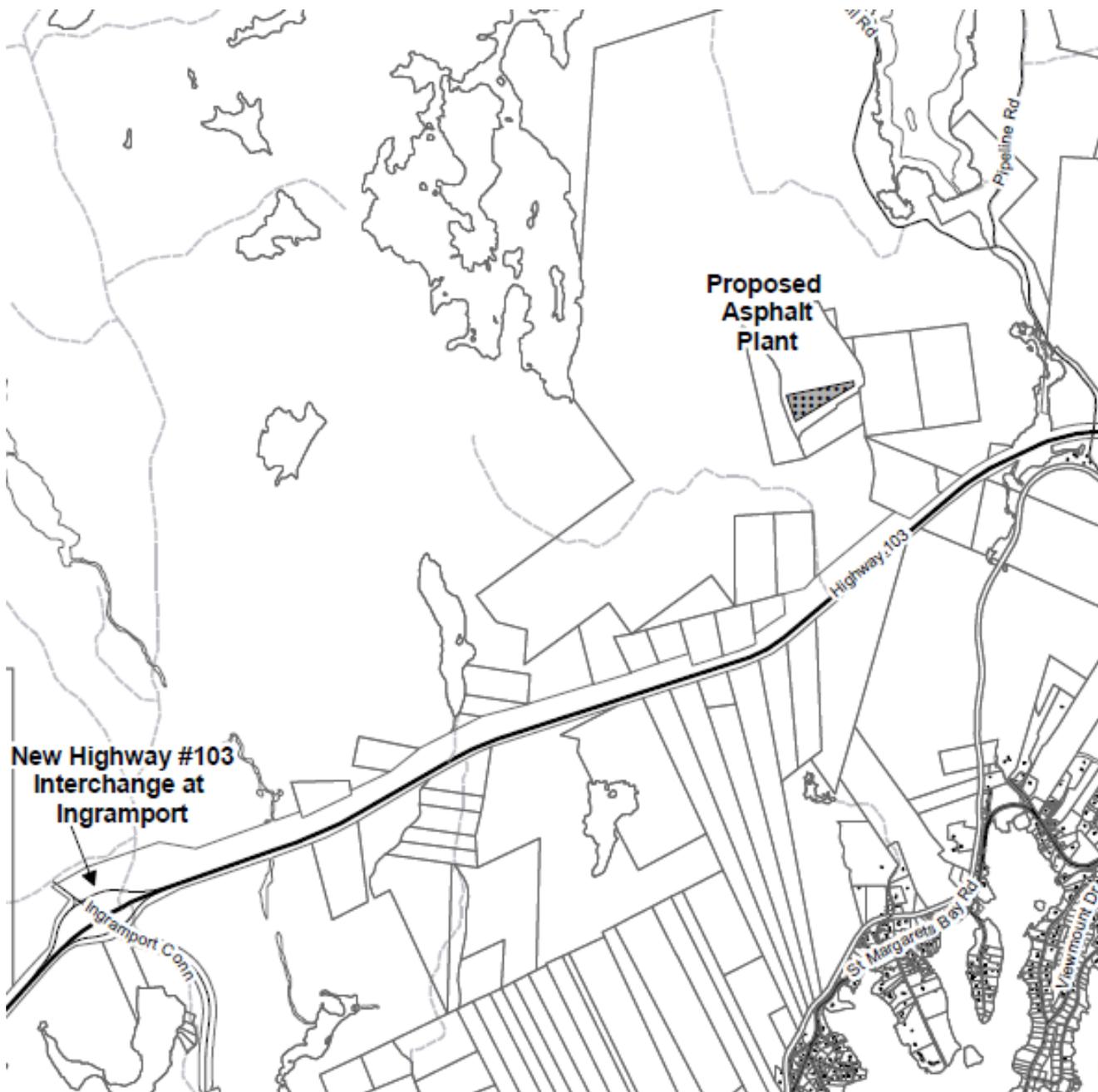
Distance Separation
from Asphalt Plant
2.6 kms & 2.3kms

Mitigates Impact

- Sound,
- Odour,
- Visual,
(studies)
- Land Use
Compatibility

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**Vehicular
Access to
Proposed
Asphalt Plant
Site from
Highway 103
Interchange at
Ingramport**

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Issues Raised at September 10, 2018 NWCC

- Letter from Dexter Construction (received Sept 7, 2018)
- What has changed to warrant consideration of the application since 1995?
 - Dated MPS policies (1988)
 - Rock quarry established since adoption of MPS policies (2013)
 - Planning application

Staff Rationale

- Existing land use is a quarry - asphalt plants are typically in conjunction with this use;
- An asphalt plant operated on adjacent site in 2014;
- Site specific to minimize impact and does not introduce additional industrial uses or other asphalt plants;
- Surrounding lands are owned by the Crown, future expansion unlikely;
- Adequate separation distance to sensitive residential uses to mitigate impacts (environment, health and property values); and
- Additional level of regulation – NS Environment permit under Environment Act – siting, distance separation (360m), air emissions, odour control, particulate emissions (dust), sound levels, surface water, and waste water.

Staff Recommendation:

That Regional Council approve the proposed amendments to the MPS and LUB for Districts 1 and 3 (St. Margarets Bay), as set out in Attachments A and B of the report dated July 11, 2018.

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Thank You