

HALIFAX

Case 19800

Rezoning to CD-2 for a Construction &
Demolition Processing Facility, Lake
Echo/Porters Lake

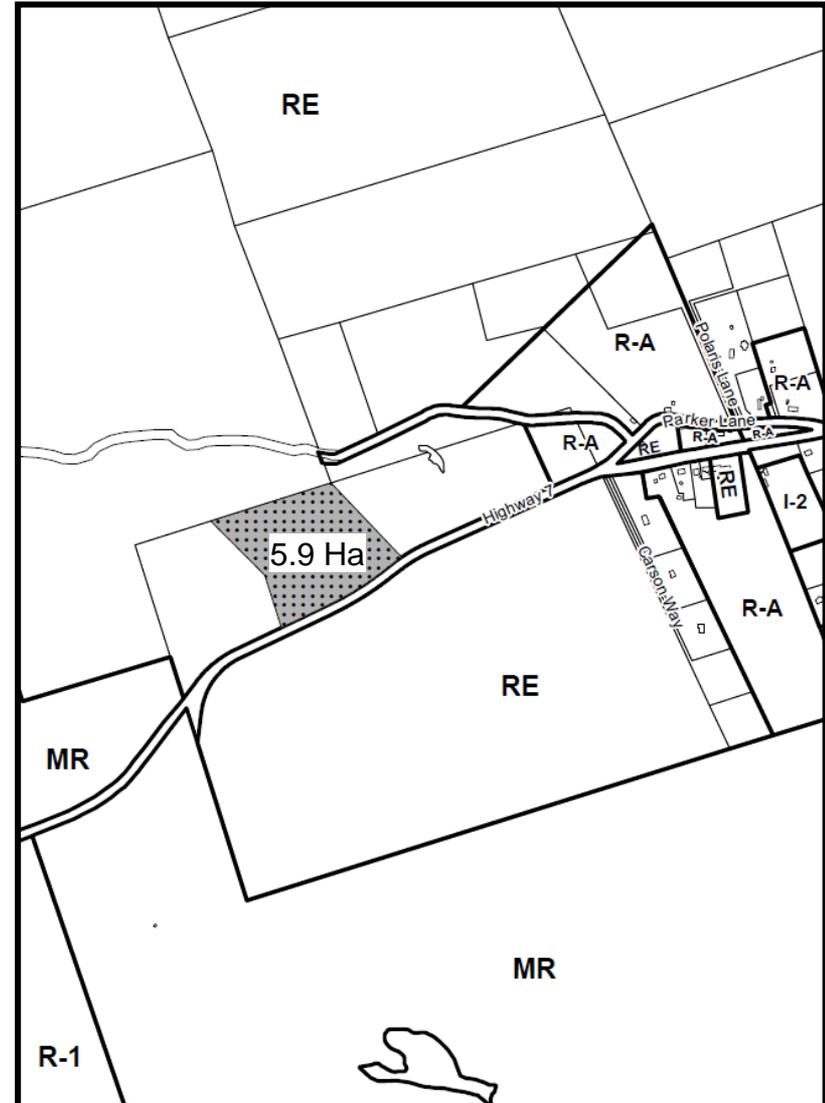
Harbour East Marine Drive
Community Council
April 4, 2019

Applicant Proposal

Applicant: Kiann Management Ltd.

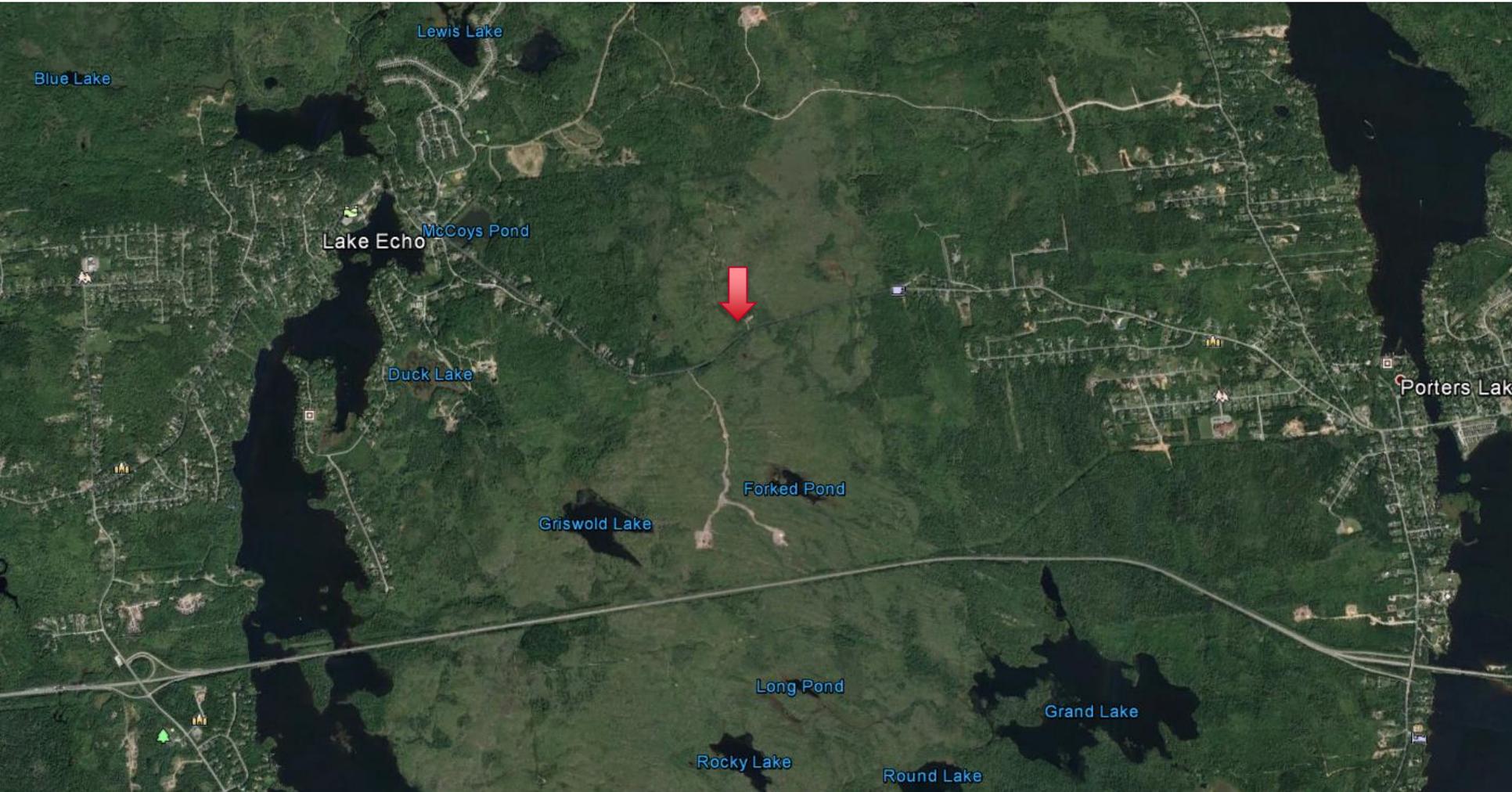
Location: PID 40740276, Highway #7,
Porters Lake

Proposal: To rezone a portion of the subject property from RE (Rural Enterprise) to CD-2 (Construction and Demolition Materials Processing Facilities) to allow a Construction and Demolition Waste Processing Facility.



Location

PID 40740276, Highway #7, Porters Lake

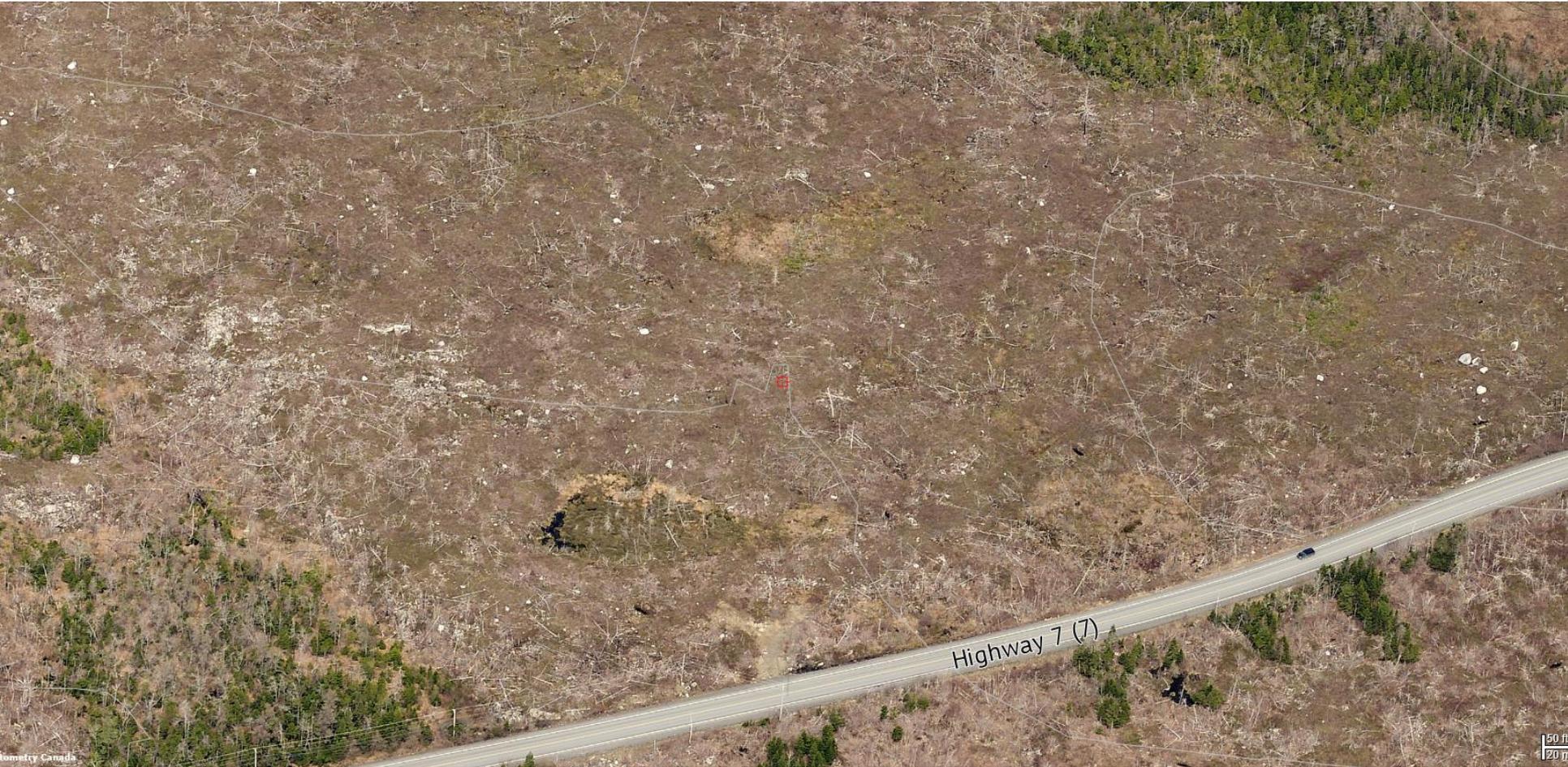


General Site location

Site Context



Site Context



Site Context



22.05.2015 11:44

What is a C & D Processing Facility?

- 1998 – HRM C&D Waste Management Strategy – max. diversion from landfill through recycling of construction and demolition debris and ensure min. environmental, land use and nuisance impacts.
- 2002 – All MPSs and LUBs amended to outline how, where and under what conditions new C & D operations can be considered.
- Three types – Transfer, Processing and Disposal
- Processing Facility – land and buildings used to sort, alter, grind or otherwise process C & D materials for reuse or recycle into new products.

Example Photo



An existing Construction & Demolition
Processing Facility



Example Photo



An existing Construction & Demolition
Processing Facility

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Consultation: 2 full-day Open Houses



- Group discussions
- 118 survey responses
- Emails and letters
- Comment boards and dotmography boards

- More than 280 attendees
- Majority live within 1km of the subject property



Public Engagement Feedback

Major concerns raised include:

- Separation from residential development
- Environmental effects on ecosystem and human health including air and water pollution
- Site conditions including fractured bedrock
- Inadequate buffering and screening
- Road safety
- Impacts to local economy

Tell Us What You Think!
Rezoning Application by Kiann Management Limited (Case 19800)

Please provide comments on whether you believe the proposal meets or does not meet the following criteria for a rezoning to a C&D Materials Processing Facilities Zone.

Criteria	Your Comment
Site Condition (e.g. steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding)	
Separation from Residential (e.g. separation, open storage, scale & appearance)	
Site Layout (e.g. landscaping, buildings or structures, access and egress, parking areas, signage, and outdoor storage)	
Buffering (e.g. berms, opaque fencing, and vegetation to reduce any visual and/or noise intrusion)	
Traffic (e.g. safe access to and from the site, traffic circulation or traffic hazards)	

Tell Us What You Think!
Rezoning Application by Kiann Management Limited (Case 19800)

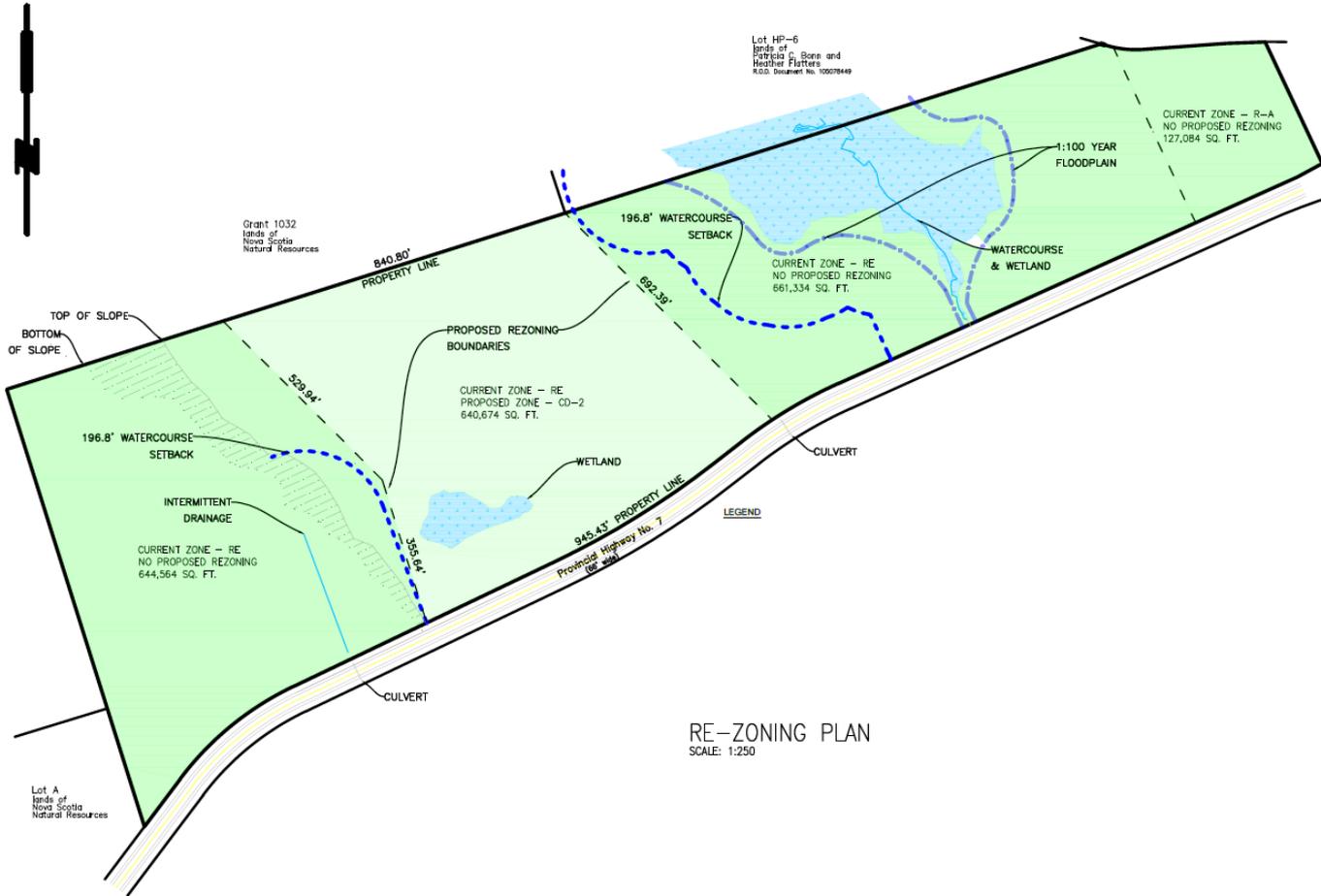
In your opinion does the proposal meets the following criteria for a rezoning to a C&D Materials Processing Facilities Zone?

Criteria	Yes	No
Site Condition (e.g. steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding)		
Separation from Residential (e.g. separation, open storage, scale & appearance)		
Site Layout (e.g. landscaping, buildings or structures, access and egress, parking areas, signage, and outdoor storage)		
Buffering (e.g. berms, opaque fencing, and vegetation to reduce any visual and/or noise intrusion)		
Traffic (e.g. safe access to and from the site, traffic circulation or traffic hazards)		

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Proposal

ATTACHMENT D - CONCEPT



Lot 1P-5
lands of
Patrick J. Bors and
Heather Flatters
R.G.O. Document No. 100078449

Grant 1032
lands of
Nova Scotia
Natural Resources

Lot A
lands of
Nova Scotia
Natural Resources

RE-ZONING PLAN
SCALE: 1:250



- NOTES:**
1. ALL DESIGN, CONSTRUCTION, OPERATION & PROCESSING OF C&D-2 ZONED LAND TO BE IN ACCORDANCE WITH CURRENT FEDERAL, PROVINCIAL & MUNICIPAL BYLAWS, CODES, REGULATIONS & POLICIES REGULATING C&D-2 ZONINGS.
 2. ALL SITE CONDITIONS & DIMENSIONS TO BE CONFIRMED ONSITE BY CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO ENGINEER & RECTIFIED PRIOR TO PROCEEDING.
 3. DRAWINGS ARE THE INTELLECTUAL PROPERTY OF SHERWOOD ENTERPRISES AND MAY NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT FROM OWNER.
 4. DRAWINGS INVALID FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY ENGINEER.



Sherwood Enterprises Inc.
38 Dillon Cres
Halifax, NS B3M 4A8
(902) 443-3020
sherwoodinc@eastlink.ca

KIANN MANAGEMENT LTD.

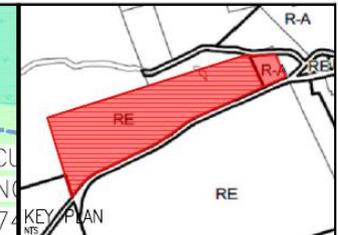
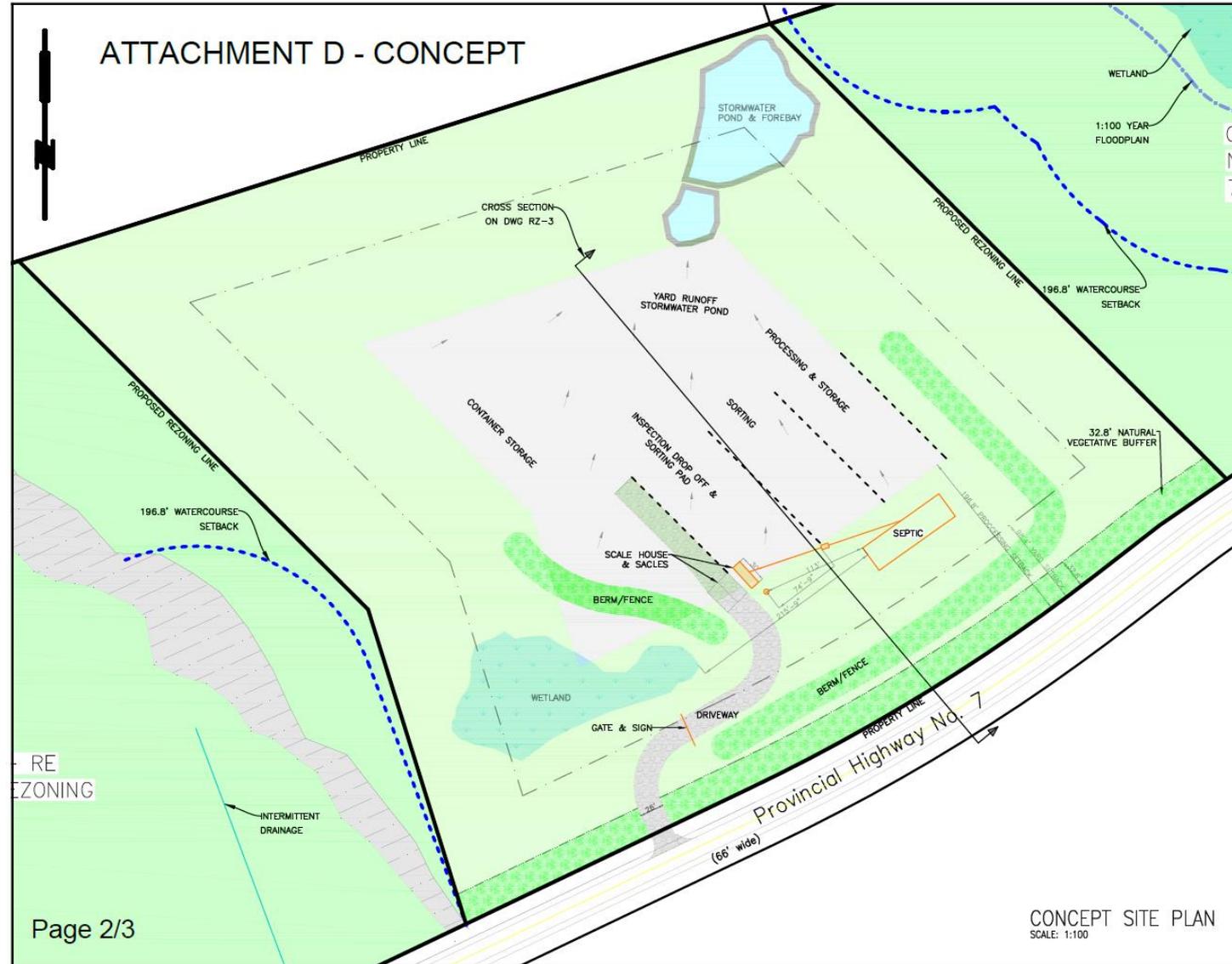
REZONING APPLICATION
TO CD-2 ZONE

PID 40740276
BLOCK 2 lands of
KIANN MANAGEMENT LTD.

Scale:	IMPERIAL AS NOTED	Reviewed By:	L. WHITE
Drawn By:	J. WHITE	Job NO.:	N/A
Date:	26-10-2015	DWG NO.:	RZ-1

Proposal

ATTACHMENT D - CONCEPT



- NOTES:**
1. ALL DESIGN, CONSTRUCTION, OPERATION & PROCESSING OF C&D-2 ZONED LAND TO BE IN ACCORDANCE WITH CURRENT FEDERAL, PROVINCIAL & MUNICIPAL BYLAWS, CODES, REGULATIONS & POLICIES REGULATING C&D-2 ZONINGS.
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Scale:	IMPERIAL AS NOTED	Reviewed By:	L. WHITE
Drawn By:	J. WHITE	Job NO.:	N/A
Date:	26-10-2015	DWG NO.:	RZ-2

Policy Consideration

Policies P-46G and P-46F of the MPS enable consideration of a rezoning application for a C&D processing facility on the subject property:

Policy Criteria

- Safe access and traffic
 - No direct access to a local road
 - Reasonable separation from residential development
 - Compatible scale and appearance of operation
 - Appropriate site layout
 - Adequate buffering and screening
 - Effective environmental measures
 - Adequate onsite services
 - Suitable site conditions
-

Staff Review

Staff is of the opinion the proposed rezoning to a CD-2 (Construction and Demolition Processing Facility) does not reasonably carry out the intent of MPS policies from the perspective of:

- physical location;
- placement within the community;
- proximately to major road network – Highway #107;
- site characteristics; and
- and as detailed in the staff report dated December 12, 2018.

Staff Recommendation

Staff recommend that Harbour East Marine Drive Community Council:

1. Refuse the proposed amendments to Schedule A - Zoning of the Land Use By-law for Planning Districts 8 & 9 (Lake Echo/Porters Lake), as set out in Attachment A.

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Thank You