

HALIFAX

**Public Hearing
Case 21440**

Ross Road C&D Transfer Station

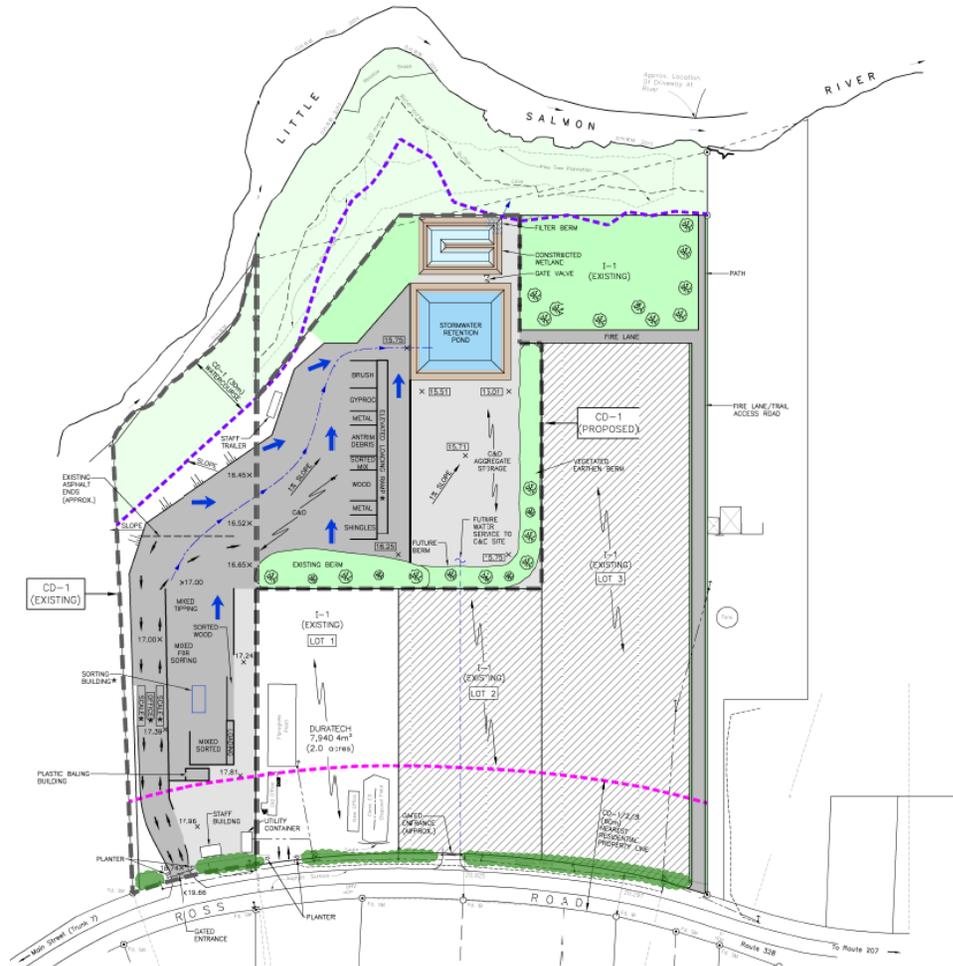
Regional Council
July 30, 2019

Applicant Proposal

Applicant: Halifax C&D Recycling, Ltd

Location: 206 Ross Road, Cole Harbour

Proposal: Expand existing C&D operations into 3.6 hectares of adjacent property



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C&D Waste Management Strategy

1998 Regional Council adopted C&D Materials Waste Management Strategy

- C&D materials: materials normally used in the construction of buildings, structures, roadways, walls and landscaping features;

Goals

- Minimize amount of material going to Municipal landfill;
- Provide specific and comprehensive land use regulations for C&D uses;
- Provide licensing standards under *By-law L-200, Respecting Licensing of Construction and Demolition Materials Recycling and Disposal Operations*;
- Recognize existing operations; and
- Consider new or expanded facilities in industrial or resource designations.

C&D Process

Construction and
Demolition Materials
Transfer Station (CD-1)



Construction and
Demolition Materials
Processing Facility (CD-2)



Construction and
Demolition Materials
Disposal Site (CD-3) Zone

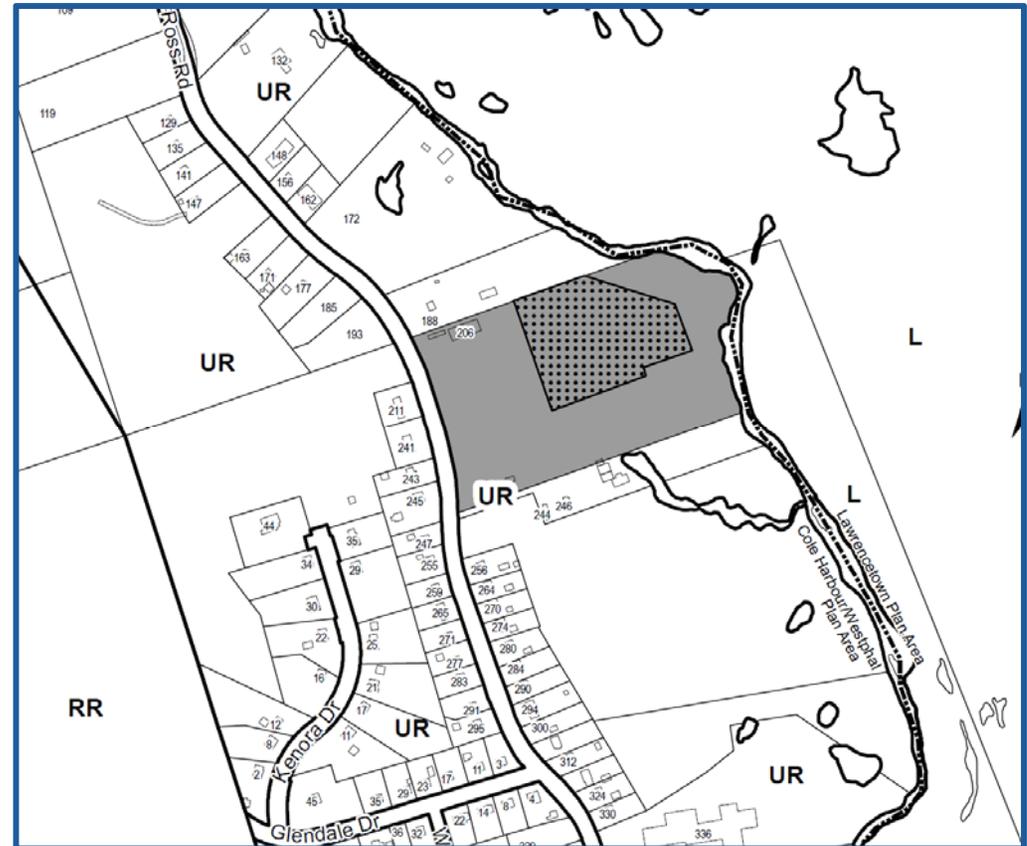
By-law L-200

- Mandatory recycling or diversion target of 75%;
- Materials can stay at a Transfer station no longer than 15 days;
- Bonding for removal of accumulated material if owner has not removed material;
- Licenses must be renewed annually;
- Provide an Operational Plan which:
 - Shows method of processing;
 - Materials to be recycled;
 - Environmental controls to limit dust and debris, berms to protect watercourses, surface and groundwater and leachate treatment and control;
 - Fire safety Plan; and
- Regulates height, diameter and separation distances of stock piles.

Planning Policy

Cole Harbour/ Westphal Municipal Planning Strategy

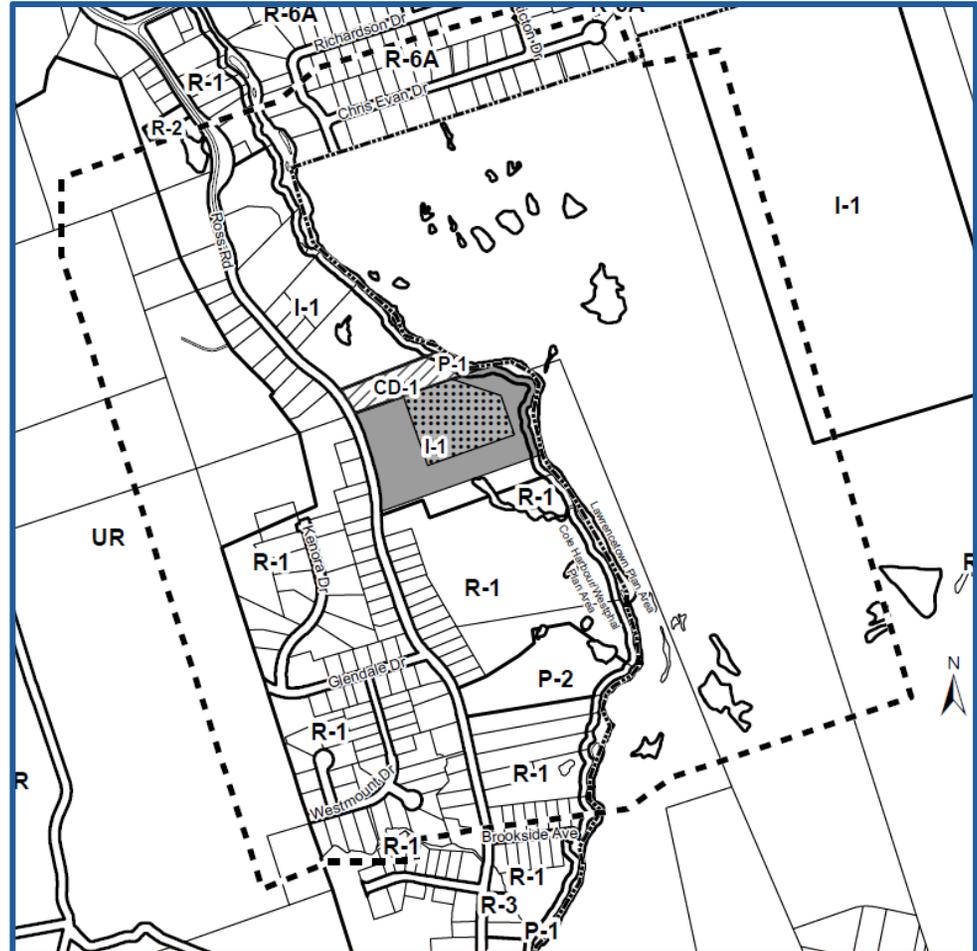
- Urban Residential Designation
- Recognizes existing industrial uses and allows for their expansion, but not allow new C&D uses
- SW-8 allows for consideration of an expansion of existing C&D uses
 - Does not include a policy to rezone



Land Use By-law

Cole Harbour/ Westphal LUB

- Light Industry (I-1) Zone
- Currently contains fibreglass fabrication and vacant land
- I-1 permits nurseries and greenhouses, truck terminals, warehousing, construction storage yards, service industries, light manufacturing operations, and composting operations.



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Site Context

206 Ross Road, Cole Harbour



General Site location



Site Boundaries in Red

Site Context– Adjacent Property



Site Context– Adjacent Property



Site Context – Ross Road



Existing Operations



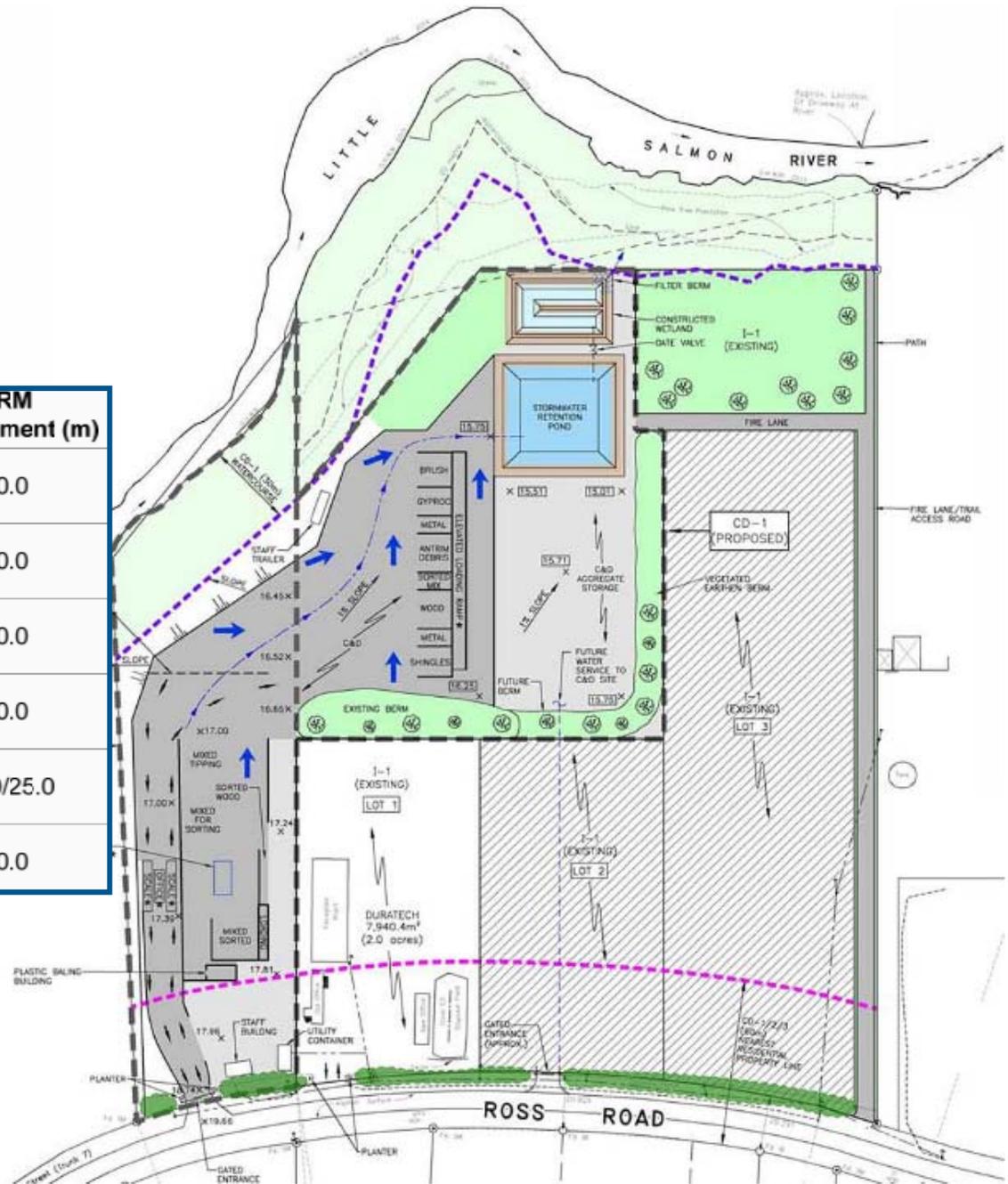




Proposal

Separation Distances

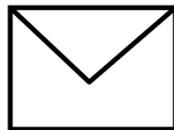
| Point | Description | Distance (m) | HRM Requirement (m) |
|-------|---|--------------|---------------------|
| A | Nearest Institutional Use (Ross Road School) | 473.5 | 60.0 |
| B | Separation Distance from a Watercourse | 36.0 | 30.0 |
| C | Separation Distance from a Property Line/Read Yard | 36.0 | 30.0 |
| D | Separation Distance from a Property Line/Side Yard | 30.0 | 30.0 |
| E | Separation Distance from a Property Line/Front Yard | 30.0 | 30.0/25.0 |
| F | Nearest Residential Dwelling | 173.8 | 60.0 |



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting on April 13, 2018
- Feedback from the community generally included the following:
 - Concerns about protection of the watercourse;
 - Pleased with the work that Halifax C&D does currently, to clean nails off the road and debris out of ditches; and
 - Wanting less industrial in the area;

**Notifications
Mailed**



184

**Meeting
Attendees**



17

**Letters/Emails
Received**



0

MPS Amendment Considerations

- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate

Rationale for Proposed Policy

- Policy intent speaks to allowing expansion of use, but did not include mechanism to do so.
- Create a new policy that allows for the application of the CD-1 Zone on lands that are zoned industrial, within the residential designation on Ross Road.
- Policy only applies to the expansion of an existing facility, not the creation of new CD-1 uses.
- Policy introduces policy criteria currently used in other plan areas, for CD-1 zoning. Does not include street network criteria, as Ross Road is the only affected street

Proposed Policy

Cole Harbour/ Westphal Municipal Planning Strategy

Council may consider requests for the application of the CD-1 zone pursuant to the following criteria:

- (a) safe access to and from the site and the development shall not cause traffic circulation problems or traffic hazards;
- (b) sites shall allow for the reasonable separation of the proposed operation from surrounding residential development;
- (c) consideration shall be given to the extent and location of open storage with respect to abutting properties;
- (d) scale and appearance of the proposed operation will not detract from or adversely affect surrounding developments;

Proposed Policy

Cole Harbour/ Westphal Municipal Planning Strategy

- (e) the proposed site layout including, but not limited to, landscaping, buildings or structures, access and egress, parking areas, signage, and outdoor storage or display areas;
- (f) adequate buffering and screening measures shall be provided to reduce any visual and/or noise intrusion to surrounding residential development;
- (g) applicant shall provide a report that addresses the effectiveness of environmental measures used to protect the natural environment;
- (h) no portion of the operation shall be located within a floodplain;
- (i) adequacy of onsite or central services; and
- (j) provisions of Policy IM-11.

Process if Council were to Approve the Amendments

1. Joint Public Hearing for both the Municipal Planning Strategy amendments AND the rezoning
2. Regional Council approve the proposed amendments to the Municipal Planning Strategy
3. Province of Nova Scotia review and approval of the amendments
4. Supplementary Report to Community Council
5. Community Council consideration and approval of the rezoning
6. 14 day appeal period for rezoning

Staff Recommendation

Staff recommend that Regional Council:

1. Approve the proposed amendments to the Cole Harbour/ Westphal MPS as set out in Attachments A of the staff report dated March 15, 2019

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Thank You