



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 12.2

Halifax Regional Council
May 23, 2023
July 11, 2023

TO: Mayor and Members of Halifax Regional Council

Original Signed

SUBMITTED BY: _____

Cathie O'Toole, Chief Administrative Officer

DATE: May 15, 2023

SUBJECT: **Case 24242: Amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law for 195 Old Post Road, Enfield (Ledwidge Lumber)**

ORIGIN

- Application by Sunrose Land Use Consulting
- July 12, 2022, Regional Council initiation of the MPS amendment process (Item Number 15.1.15.)

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that Regional Council:

1. Give First Reading to consider the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Planning Districts 14 and 17, as set out in Attachments A and B, respectively, to enable the expansion of Ledwidge Lumber at 195 Old Post Road, Enfield, and schedule a public hearing; and
2. Adopt the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Planning Districts 14 and 17, as set out in Attachments A and B.

EXECUTIVE SUMMARY

Ledwidge Lumber, an existing lumber mill in Enfield, is requesting an amendment to the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Planning Districts 14 and 1 to support the expansion of the existing forestry operations and enable a biofuel operation as an accessory use. While Policy P-86 of the MPS enables the lands owned by the applicant to be zoned R-6 to support the existing forestry operation, the site-specific policy does not apply to the additional lands which were acquired by the company after 1992. Therefore, a plan amendment is needed.

Staff advise that the proposal is consistent with the overall intent of the MPS to support the existing forestry operation, and confirm that the biofuel operation is accessory to the existing forestry use because wood and its by-products would be derived primarily from the subject site. Based on the policy review, the technical studies, and the public engagement outcomes, staff recommend that the MPS and LUB be amended to support the expansion of the existing forestry operation.

BACKGROUND

Sunrose Land Use Consulting, on behalf of Ledwidge Lumber Company Limited, is applying to amend the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Planning Districts 14 and 17 to support the expansion of an existing forestry operation, Ledwidge Lumber.

Ledwidge Lumber is a family-owned business which has been operating in the Enfield area since 1943. The business manufactures lumber and its by-products for delivery world-wide. In addition, Ledwidge Lumber sells sawdust, wood chips, bark and wood shavings that get turned into high-grade lumber products, such as paper products, landscaping, and animal bedding that are sold throughout Nova Scotia.

Specifically, the request includes:

- (a) clarification of the regulations that apply to the existing operation;
- (b) rezoning of PIDs 40450934 and 00382507 from the R-1B (Suburban Residential) Zone to the R-6 (Rural Residential) Zone, to support the expansion of the existing operation; and
- (c) inclusion of a biofuel operation as an accessory use.

This proposal cannot be considered under existing MPS policies; therefore, the applicant is seeking amendments to the Planning Districts 14 and 17 MPS.

Subject Site	Ledwidge Lumber (195 Old Post Road, Enfield) <ul style="list-style-type: none"> • Existing Operation: PIDs 00526707, 00513739, portion of 00513796 and 00526715; • Area for Expansion: PID 40450934 and 00382507
Location	East side of Old Post Road, approximately 700 metres (2,300 feet) east of Enfield Big Stop
Regional Plan Designation	Rural Commuter (RC)
Community Plan Designation (Map 1)	Majority of the subject site is designated Residential (R) with a small portion of PID 00382507 designated Resource (RE)
Zoning (Map 2)	Rural Residential (R-6) and Suburban Residential (R-1B)
Size of Site	Existing operation is approximately 12.3 hectares (30.4 acres) and total area owned by Ledwidge Lumber is approximately 34.8 hectares (86 acres).
Current Land Use(s)	Existing forestry operation (Ledwidge Lumber)
Surrounding Use(s)	Vacant and residential

MPS and LUB Context

The Enfield area is intended to be developed with suburban residential uses due to its proximity to the interchange with Highway 102 (Policies P-65 and P-66 of the MPS). The current MPS policies recognizes

existing rural activities and established the R-6 Zone to permit rural residential development, including the limited use of a residential property for business purposes, limited forestry and agricultural uses, community uses and existing industrial uses (Policy P-86). In 1992, the MPS was amended to recognize the existing Ledwidge Lumber operation on Old Post Road and to allow future expansion within the areas rezoned to R-6 at that time. The MPS states:

Within the Residential Designation, there is an existing lumber mill which is located north of the Oldham Road. The Ledwidge Lumber Company, which processes lumber shipped throughout North America and Europe, is a major local employer. In keeping with the residential intent of this planning strategy, rural residential zoning (Policy [P-86]) will be applied to the present properties owned by the Ledwidge Lumber Company. [...] (C-Aug 17/92, M-Oct 2/92)

Since 1992, Ledwidge Lumber has purchased two additional properties: PID 40450934 and PID 00382507. Both parcels are zoned R-1B (Suburban Residential), and therefore, expansion of the lumber operation to these parcels is not permitted. An amendment to the MPS is necessary to support the continued use and expansion of the existing forestry use within these additional properties and allow their rezoning from R-1B (Suburban Residential) to R-6 (Rural Residential).

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy, the *HRM Charter*, and the Public Participation Program approved by Council on February 25, 1997. The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, letters mailed to property owners within the notification area and a public information meeting held on November 16, 2022. The main concerns from the public are outlined in Attachment C and include:

- the potential impact the biofuel operation would have on the BoMont Water Supply Area; and
- the potential increase in traffic volume, noise, and safety concerns from the expansion of the biomass facility.

A public hearing must be held by Regional Council before they can consider approval of the proposed MPS and LUB amendments. Should Regional Council decide to proceed with a public hearing on this application, in addition to the advertisement on the HRM webpage, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail.

The proposal will potentially impact local residents, property owners and their employees.

DISCUSSION

The MPS is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in Municipality. Amendments to an MPS are significant undertakings and Council is under no obligation to consider such requests. In this case, staff recommend that Regional Council approve the proposed MPS and LUB amendments to support the continued use and expansion of existing Ledwidge Lumber forestry operation.

Scope of Proposed Amendments

Staff considered the existing MPS policy context and a number of policy approaches when drafting the proposed MPS and LUB amendments. Attachments A and B contain the proposed MPS and LUB amendments which can be summarized as follows:

- Amendment to the postamble of Policy P-67 to correct a policy reference;
- Addition of a new policy statement, Policy P-67A, to clarify the policy intention for Ledwidge Lumber;

- Amendment to the Generalized Future Land Use Map (Map 1A) of the MPS to redesignate a portion of PID 00382507 from the RE (Resource) Designation to the R (Residential) Designation.
- Amendment to Section 10.7 of the LUB to:
 - add the existing requirements from the MR (Mixed Resource) Zone directly into Section 10.7 of the R-6 Zone;
 - apply a maximum height for any structures associated with existing forestry uses; and
 - allow a biofuel operation as an accessory use, provided that the operation is fueled by wood and wood by-products derived primarily from the site; and
- Amendment to the Zoning Map of the LUB to rezone PID 40450934 and PID 00382507 from the R-1B Zone to the R-6 Zone.

Biofuel Operation as an Accessory Use

The forestry industry continues to adapt to a changing market, world circumstances, and new technologies for clean energy to reduce emissions. One of these new technologies is a biofuel process which applies heat to wood residues, including sawdust and pulp chips, to reduce them into a water vapour through the wood drying process. Presently, Ledwidge Lumber does not have an on-site facility to manage wood residues and must truck the residues off-site. Ledwidge Lumber wishes to operate a biofuel facility on-site, allowing the by-products to be managed on-site through a green solution which reduces the reliance on fossil fuels. This approach will reduce the need for the wood residues and by-products to be transported to alternative location for processing and disposal. A biofuel operation generates noise, odour, and emissions similar to that of a sawmill operation.

From a land use perspective, biofuel operations are considered to be accessory to a forestry operation, such as a sawmill, provided the biofuel operation supports and is dedicated to the forestry use. Staff recommend amending the R-6 Zone provisions, for clarification purposes only, to make clear that the biofuel operation is a permitted accessory use to the existing forestry operation, provided the biofuel operation is fueled by wood and wood residues derived on-site.

Compatibility

Ledwidge Lumber has been operating since 1943 and employs over 120 people. During the public consultation stage of this planning application, there was a general support for the expansion (Attachment C). The Enfield area is intended to be developed with suburban residential uses, yet MPS policy recognizes existing rural activities, including home-based businesses, limited forestry and agricultural uses, community uses and existing industrial uses. MPS policy supports expansion and continued operation of Ledwidge Lumber, but limits it to the lands owned by Ledwidge Lumber in 1992. Staff advise that the consideration of additional lands to support the operation is reasonable and meets the overall intent of the MPS support of this established forestry operation.

Further, to ensure the forestry operation remains compatible with the existing residential development in the area, specific provisions are included in the LUB to address matters of compatibility. These include a 61-metre (200-feet) setback from any dwelling other than the permitted accessory dwellings and a maximum height of 33.5 metres (110 feet) for any structure associated with the existing forestry operation. The height limitation recognizes the existing sawmill and associated silos which range in height, the tallest being 32.6 meters (107 feet). The silo associated with the proposed biomass operation will be approximately 28.2 meters (92.5 feet).

Traffic Impact

A Traffic Impact Statement (with revisions) was prepared and reviewed by NS Public Works. The Traffic Impact Statement focuses on the anticipated operational, safety and geometric considerations associated with a proposed change in truck traffic to and from the site, and the surrounding road network. The Statement concluded:

- the proposed expansion and biomass operation would result in some additional truck trips to and from the site, as well as the reduction of other current truck trips on the network, resulting in a net increase of about 4 trucks per day. Similarly, increases in employee traffic are expected to be

minimal. These added volumes are not expected to have any noticeable operational or safety impact on the surrounding road network as compared to existing conditions.

- All stopping sight distance requirements can be met, and intersection sight distances for relevant movements at the intersections are met.
- Consideration should be given to relocating the stop sign and stop bar on southbound Old Post Road further to the north to reduce the risk of conflict between southbound cars and trucks turning onto Old Post Road from Oldham Road.

NS Public Works concurred with the finding and recommendations provided in the Traffic Impact Statement. Further, to achieve recommended sight distances for larger trucks at the intersection of Old Post Road and Oldham Road, the applicant is responsible for any tree clearing or brush cutting required to achieve the minimum sight distances.

Watercourse Buffer and BoMont Water Supply Area

The existing and proposed setback requirements in the LUB require structures associated with existing forestry uses to be located a minimum of 30.5 metres (100 feet) from any lake or watercourse. The proposed biomass plant is located 400 metres (1,312 feet) from the nearest watercourse. However, there is a wetland adjacent to the subject site. The buffer requirements of 30.5 metres (100 feet) only applies if the wetland is contiguous with a watercourse. A Wetland and Hydrology Investigation Report submitted by the applicant indicates that the wetland adjacent to the subject site is not contiguous with a watercourse, therefore, the 30.5 metre (100 foot) watercourse buffer would not apply to the wetland. The existing forestry operation is approximately 25 metres (82 feet) from the wetland on the adjacent property and the proposed expansion with the biomass operation is also proposed to be 25 metres (82 feet) from the wetland on the adjacent property.

The subject properties are located within Black Brook Tertiary Watershed which drains into Shubenacadie River. The watershed is approximately 1,691 hectares (4,178 acres) in size and includes a portion of BoMont Water Supply area. The water supply area supplies a small water treatment plant on Shubenacadie River which provides service to 17 customers in East Elmsdale. The area of the Black Brook watershed makes up 2.4% of the BoMont Water Supply area. The Wetland and Hydrology Investigation Report concluded there are no known sources of effluent associated with the existing Ledwidge Lumber operation nor will there be any associated with the proposed biomass operation. Given the small size of the Black Brook Watershed compared to the BoMont Water Supply area (2.4%), it is unlikely that runoff from the Ledwidge Lumber operations would impact the water quality at the BoMont water treatment plant.

Renewable Energy Generation

Staff sought clarification from Nova Scotia Department of Natural Resources and Renewables about provincial regulations and licensing requirements for the generation of renewable energy but received no comments. The proposed development may be subject to the *Renewable Electricity Regulations* and other provincial enactments. If applicable, these requirements would be outside the municipal permitting process.

Priorities Plans

In accordance with Policy G-14A of the Regional Plan, this planning application was assessed against the objectives, policies and actions of the priorities plans, inclusive of the Integrated Mobility Plan, the Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027. While these priority plans often contain policies which were originally intended to apply at a regional level and inform the development of Municipal Planning Strategy policies, there are still components of each plan which can and should be considered on a site by site basis. Where conflict between MPS policy and priority plan policy exists, staff must weigh the specificity, age, and intent of each policy, and consider how they would be applied to a specific geographic context. In this case, the following policies were identified to be most relevant to this application, and as such were used to inform the recommendation within this report:

Halifax Green Network Plan

1. *Action 19: to direct residential uses away from areas suitable for resource extraction and forestry uses.* Staff advise that this is achieved with the LUB requirement of a minimum setback of 61 metre (200 feet) setback from any dwelling other than the permitted accessory dwellings.
2. *Action 20: to provide more opportunities for uses that support primary resource industries, such as aggregate and wood processing facilities in locations with high value working landscapes.* The subject site is designated as a high-value working landscape and the proposed amendments support the continued operation and future expansion.

HalifACT

Acting on Climate Together is the Municipality's long-term climate action plan to reduce emissions and help communities adapt to a changing climate. HalifACT outlines a series of science-based targets to achieve net-zero emissions by 2050. As outlined above, the proposed project will reduce the embodied carbon associated with the transport of wood residues. While lower than other fuels, emissions are still a by-product when wood is burned to generate energy. To achieve the targets of HalifACT, the burning of wood and wood residues should be largely phased out by 2050.

Conclusion

Staff have reviewed the existing policy context and advise that the MPS should be amended to support the continued operation of Ledwidge Lumber through the expansion and inclusion of a biomass operation accessory to the existing forestry operation. Supporting the expansion and operation is consistent with the MPS intent to support the existing forestry operation at this location. Further, the Halifax Green Network Plan supports primary resource industries, such as existing forestry and wood processing facilities, in a high value working landscape area by providing as-of-right development opportunities and directing residential uses away from lands suitable for forestry uses. This application aligns with the direction of both the MPS and the Green Network Plan.

The subject site is adequately buffered from existing residential uses and watercourses, the existing road network can accommodate the slight increase in traffic, and includes a green solution which assists in the reduction in dependency on fossil fuels. Therefore, staff recommend that Halifax Regional Council approve the proposed MPS and LUB amendments as contained in Attachments A and B of this report.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with the processing of this planning application was accommodated within the proposed 2023-2024 operating budget for Planning and Development.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed MPS amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to NS Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

No additional concerns were identified beyond those raised in this report.

ALTERNATIVES

Halifax Regional Council may choose to:

1. Modify the proposed amendments to the MPS and LUB for Planning Districts 14 and 17, as set out in Attachments A and B of this report. If this alternative is chosen, specific direction regarding the requested modifications is required. Substantive amendments may require another public hearing to be held before approval is granted. A decision of Council to approve or refuse the proposed amendments is not appealable to NS Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Refuse the proposed amendments to the MPS and LUB for Planning Districts 14 and 17. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Map 1: Generalized Future Land Use
Map 2: Zoning and Notification Area

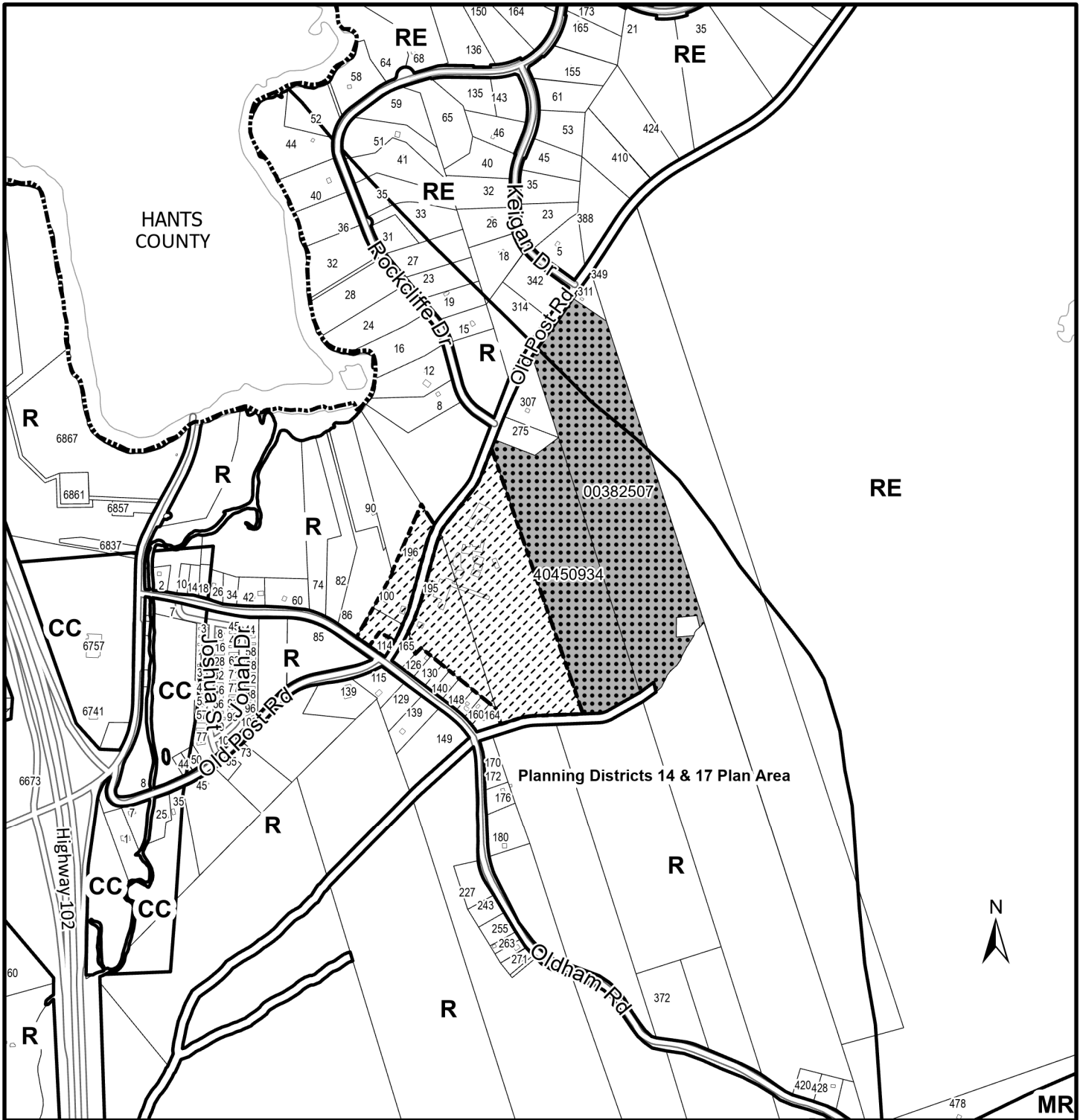
Attachment A: Proposed Amendment to the Municipal Planning Strategy for the Planning Districts 14/17 (Shubenacadie Lakes)

Attachment B: Proposed Amendment to the Land Use By-law for the Planning Districts 14/17 (Shubenacadie Lakes)

Attachment C: Summary of Public Information Meeting




A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Byungjun Kang, Planner III, 782.641.0856

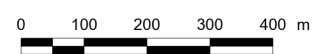


Map 1 - Generalized Future Land Use
 Old Post Rd, PID 40450934 and PID 00382507,
 Enfield

HALIFAX

-  Subject Property
-  Community Plan Boundary
-  Existing Operation

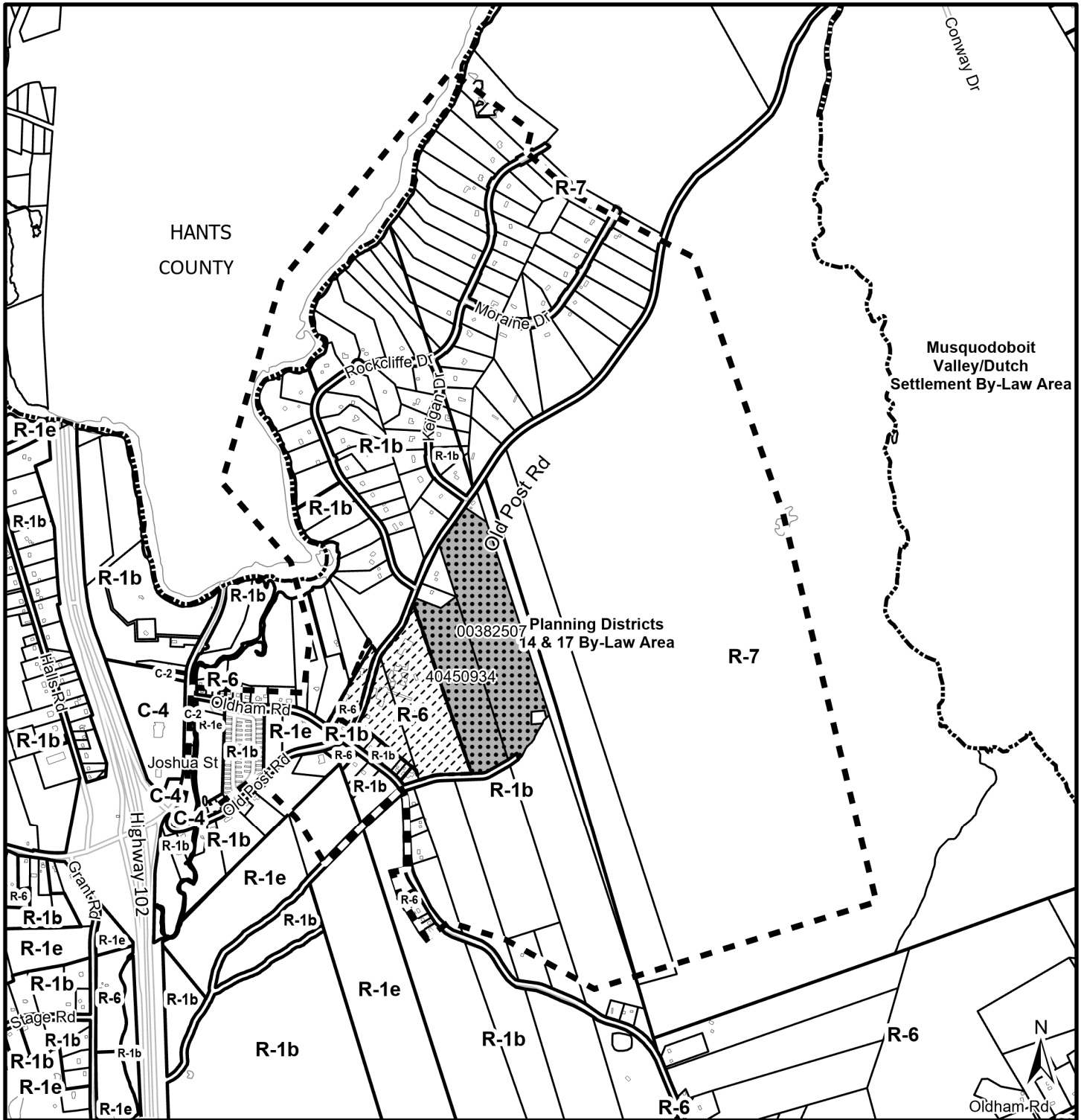
- Designation**
- R Residential
 - MR Mixed Residential
 - CC Community Centre
 - RE Resource



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.





Planning District 14 & 17 Plan Area



Map 2 - Zoning and Notification Area

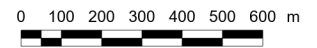
Old Post Rd, PID 40450934 and PID 00382507, Enfield

HALIFAX

-  Subject Properties
-  Area of Notification
-  By-Law Boundary Line
-  Existing Operation

Zone

- R-1B Single Unit Dwelling
- R-1E Residential Estate
- R-6 Rural Residential
- R-7 Rural Estate
- C-2 Community Commercial
- C-4 Highway Commercial



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Planning District 14 & 17 Land Use By-Law Area

ATTACHMENT A

Proposed Amendment to the Municipal Planning Strategy for the Planning Districts 14/17 (Shubenacadie Lakes)

BE IT ENACTED by the Regional Council of Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 14 and 17 (Shubenacadie Lakes) is hereby further amended as follows:

1. Within Section III, the paragraph following Policy P-67 is amended by deleting the text as shown in strikeout and adding the text shown in bold:

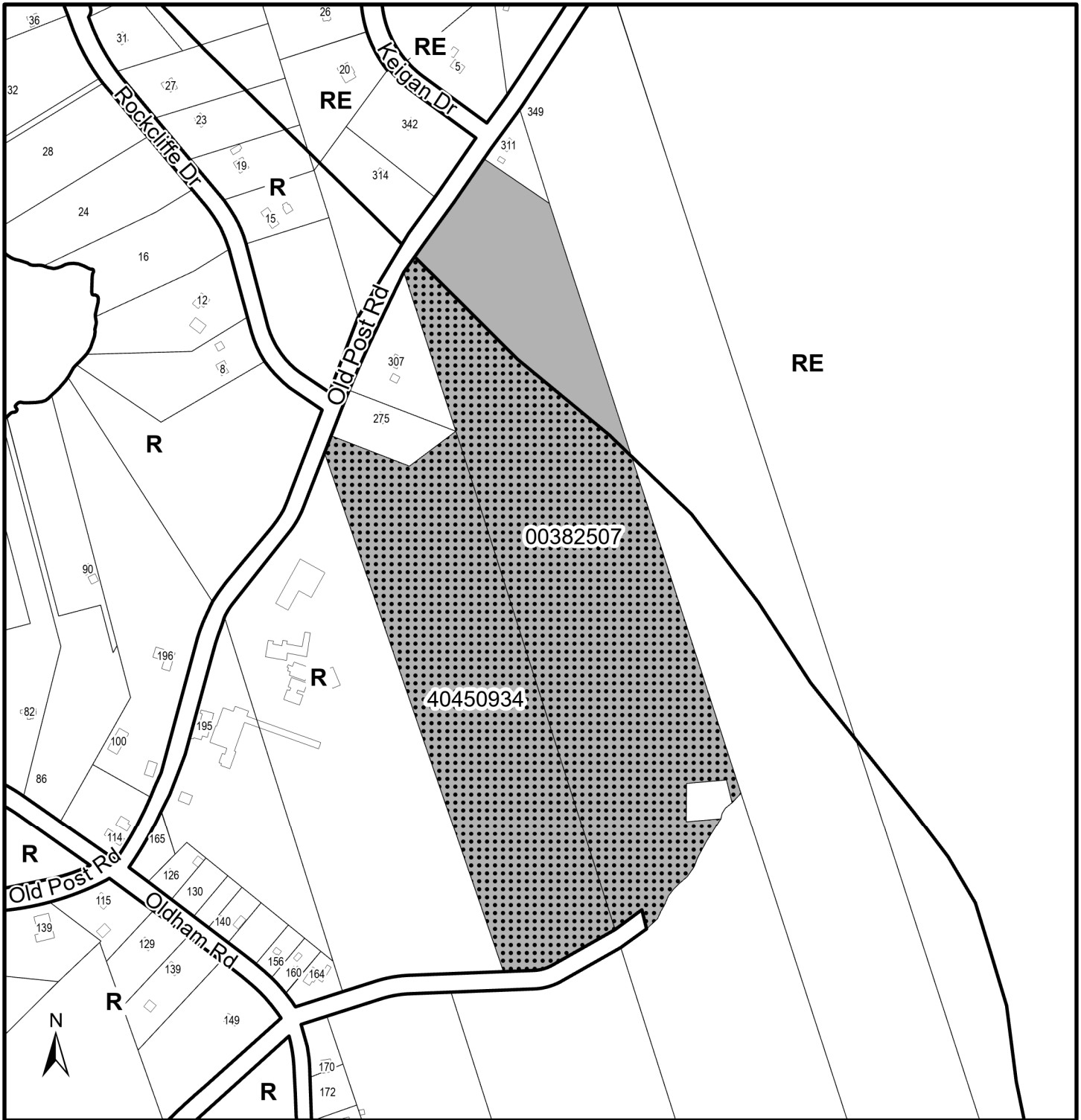
Within the Residential Designation, there is an existing lumber mill which is located north of the Oldham Road. ~~The~~ Ledwidge Lumber Company, which processes lumber shipped throughout North America and Europe, is a major local employer. In keeping with the residential intent of this planning strategy, rural residential zoning (~~Policy P-6~~) **(Policy P-86)** will be applied to ~~the present~~ properties owned by ~~the~~ Ledwidge Lumber Company. However, the zone will contain specific provisions to permit the continued use and expansion of existing forestry uses **and provide provisions for setbacks, height, and accessory uses such as biofuel operations.** ~~, subject to zone standards established in conjunction with the Mixed Resource Zone (Policy P-84). (C-Aug 17/92, M-Oct 2/92)~~

P-67A Notwithstanding Policy P-67, it shall be the intention of Council to permit the expansion of the Rural Residential Zone (Policy P-86) on lands owned by the Ledwidge Lumber Company to support the continued use and expansion of the existing forestry use. The forestry operation shall be subject to increased setbacks from adjacent dwellings and watercourses and may include a biofuel operation which is primarily fueled by wood and wood residues derived from the site as an accessory use. The Rural Residential Zone shall be applied to PIDs 40450934 and 00382507 in addition to lands which were zoned Rural Residential Zone on August 17, 1992 to support Ledwidge Lumber Company operation.

2. Amend Map 1A, the Generalized Future Land Use Map, by redesignating the portion of the property identified as PID 00382507, from the RE (Resource) Designation to the R (Residential) Designation, as shown on the attached Schedule A.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted amendment was passed at a meeting of the Regional Council held on [DATE], 2023.


Iain MacLean
Municipal Clerk

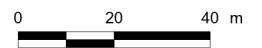


Schedule A

Old Post Rd, PID 40450934 and PID 00382507,
Enfield

HALIFAX


 Area to be re-designated
 from RE (Resource) to
 R (Residential)



DESIGNATION

R Residential
 RE Resource

This map is an unofficial reproduction of
 a portion of the Generalized Future Land Use
 Map for the plan area indicated.

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 this plan is not guaranteed.

Planning District 14 & 17
 Plan Area

ATTACHMENT B

Proposed Amendment to the Land Use By-law for the Planning Districts 14/17 (Shubenacadie Lakes)

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 14/17 (Shubenacadie Lakes) is hereby further amended as follows:

1. Section 10.7 is amended by deleting the text as shown in ~~strikeout~~ and adding the text shown in bold:

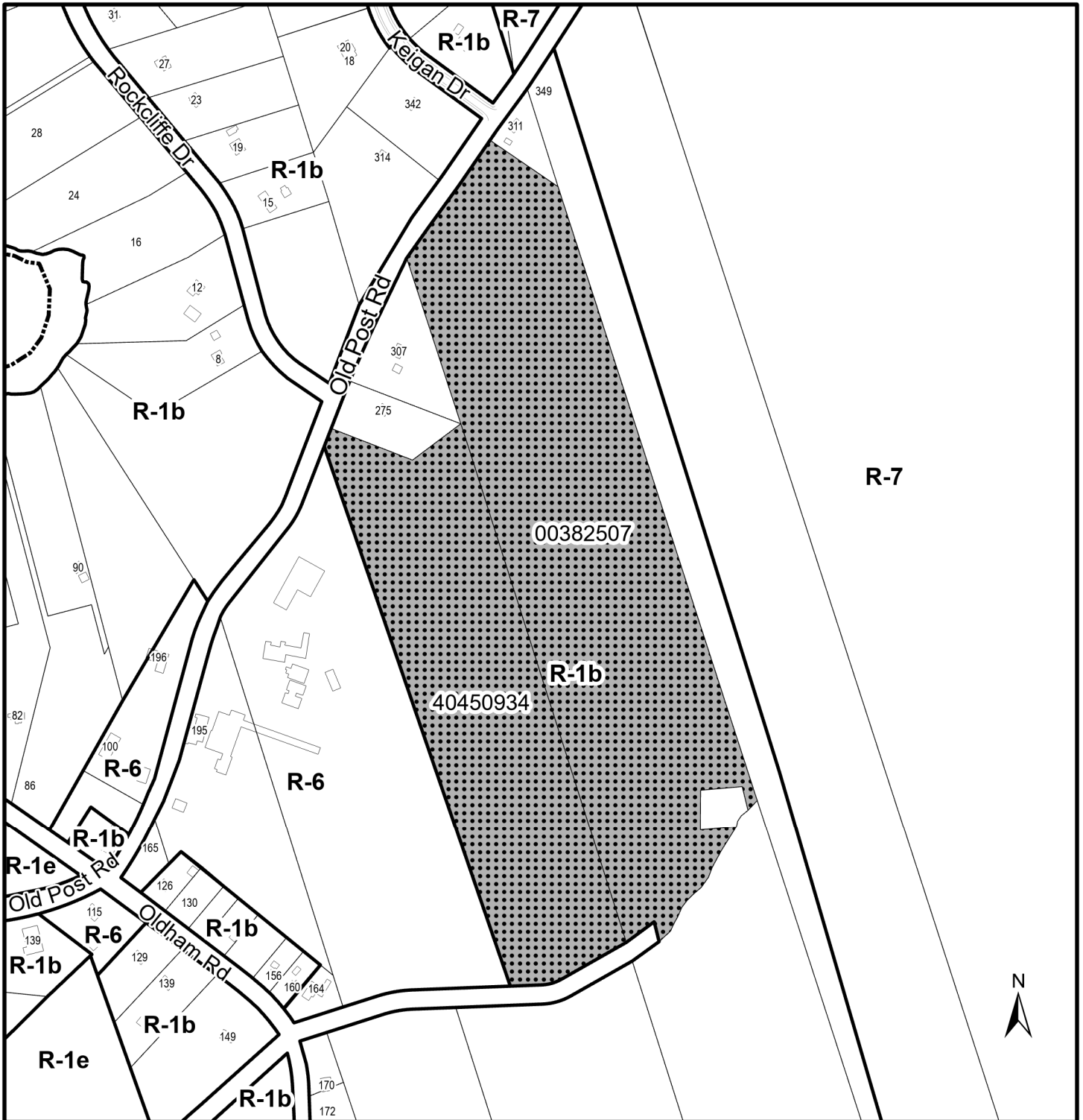
10.7 OTHER REQUIREMENTS: EXISTING FORESTRY USES

Notwithstanding the provisions of Sections 4.4, **4.6 (e)**, 10.2 and 10.5, existing forestry uses in any R-6 Zone shall be permitted **and may be expanded** subject to the **following** requirements: ~~of Section 25.4. (C-Aug 18/92;M-Oct 2/92)~~

- (a) **no structures associated with existing forestry uses shall be located within two hundred (200) feet (61 m) of any dwelling other than a permitted accessory dwelling;**
 - (b) **no structures associated with existing forestry uses shall be located within one hundred (100) feet (30.5 m) of any lake or watercourse, or a greater distance where required by Section 4.17;**
 - (c) **no structures associated with existing forestry uses shall exceed a height of one hundred and ten (110) feet (33.5 m);**
 - (d) **for greater certainty, the existing forestry use includes a biofuel operation fueled primarily by wood and wood residues derived from the site; and**
 - (e) **for greater certainty, Sections 4.11(a)(iii) and 4.11(a)(iv) shall not apply to accessory structures of the existing forestry use.**
2. Amend Schedule A, the Zoning Map, by rezoning the properties identified as PIDs 40450934 and 00382507, from the R-1B (Suburban Residential) Zone to the R-6 (Rural Residential) Zone, as shown on the attached Schedule B.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted amendment was passed at a meeting of the Regional Council held on [DATE], 2023.


Iain MacLean
Municipal Clerk



Schedule B

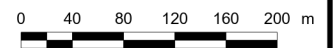
Old Post Rd, PID 40450934 and PID 00382507,
Enfield

HALIFAX

 Area proposed to be rezoned
from R-1b (Single Unit Dwelling)
to R-6 (Rural Residential)

Zone

- R-1B Single Unit Dwelling
- R-1E Residential Estate
- R-6 Rural Residential
- R-7 Rural Estate



This map is an unofficial reproduction of
a portion of the Zoning Map for the plan
area indicated.

The accuracy of any representation on
this plan is not guaranteed.

Planning District 14 & 17
Land Use By-Law Area



Attachment C Summary of Public Information Meeting

Public Information Meeting
Case 24242

The following does not represent a verbatim record of the proceedings of this meeting.

Wednesday, November 23, 2022

7:00 p.m.

Grand Lake Oakfield Community Centre (22 Lakeside Dr., Grand Lake - NS)

STAFF IN

ATTENDANCE:

Byungjun Kang, Planner, Planner II, HRM Planning
Tara Couvrette, Processing Coordinator - Planning, HRM Planning
Thea Langille, HRM Principal Planners
Cameron Robertson, HRM Principal Planner, Planning Information Services
Marie Aikenhead, Planning Information Analyst, Planning Information Services

ALSO IN

ATTENDANCE:

Jennifer Tsang – Applicant, Sunrose Land Use Consulting
Douglas Ledwidge and Cassie Turple – Owner
Bruce Strum – Strum consulting
Stefon Muller - Viterra
Cathy Deagle Gammon - Councillor for Waverley – Fall River – Musquodoboit Valley

PUBLIC IN

ATTENDANCE:

Approximately: 30

1. Call to order and Introductions – Meaghan Maund, Planner

Case 24242: Application by Sunrose Land Use Consulting to amend the MPS/LUB to allow for the expansion of Ledwidge Lumber and woody biomass technology at 195 Old Post Road, Enfield.

Mr. Kang introduced himself as the Planner and Facilitator guiding Sunrose Land Use Consulting's application through the planning process. They also introduced other staff members, and the presenter for this application. The area Councillor for District 1, Cathy Deagle Gammon, was also in attendance.

2. Presentations

2a) Presentation by HRM Staff – Byungjun Kang

M. Kang's presentation included information on the following:

- (a) the purpose of the meeting including to share information and collect public feedback about the proposal - no decisions were made at this meeting;
- (b) the role of HRM staff through the planning process;
- (c) a brief description of the application including site context, explanation of what a development agreement is, proposed site plan, proposed changes, policy and By-law overview, policy consideration;
- (d) and status of the application.

2b) Presentation by Jennifer Tsang – Applicant

Ms. Tsang presented details about Ledwisdge Lumber's request to rezone the property and explained their reason for making the request. Ms. Tsang also showed views from different spots of what the biomass facility would look like.

3. Questions and Comments

Mr. Kang welcomed attendees to ask questions to staff and the presenters and provide their feedback, including what they liked and disliked about the proposal.

(i) **Tom Mills, Enfield:**

Wants to know if they have any intentions of bringing another driveway in off Oldham Rd.

Jennifer Tsang – No, believes the road they are referring too is owned by the province and is not a built road. Ledwidge doesn't need it as a driveway as they have one in the front.

Doug Ledwidge – they know that is there and were only considering possibly running power in that way.

(ii) **Anna McCarron, Wellington:**

Is concerned about the risks to the drinking water supply at the Beaumont water shed. Concerned about the two wetlands that are book casing the proposed plant. There was also talk about a stream that is in there as well. Will this be inviting more material from other locations because it is a biomass plant

Bruce Strum, spoke to the drinking water supply and wells proposed for the site.

Anna McCarron – stated they are mostly concerned with surface water because the Shubenacadie River feeds the water supply so any water that flows into the river will affect the water supply.

Bruce Strum – spoke to the wetland complexes and surface water on the site (shown on slide). Stated there would be little to no impact from surface water from this site. In the future, in a later stage to all this, if a building is built here, they will implement soil erosion control measures.

Anna McCarron – This falls within the Halifax Regional Municipality Beaumont water supply area

Doug Ledwidge – spoke to where the material is coming from - 60% would be residuals onsite, 40% input of biomass coming out of the forest.

(iii) **Carol Morrison, Oakfield:**

How do you get from wood to liquid and are there any nasty chemicals involved? Are you getting more energy out of the final product then you are putting into it?

Stefon Muller – explained the process from solid wood to liquid. There are no chemicals involved it is purely heat. Yes, we are getting significantly more energy out of the product then is put into it. We get over 70% energy yield that can be used as a heating source.

(iv) **Joseph Verhaeghe, Oldham:**

What is the source of the heat – what creates the heat? Any future purpose or intent with the large northeast position that will be rezoned?

Neighbour of Joseph – there are two properties getting rezoned, the plant is only on one of the properties and you are rezoning both – what is your intent with the other.

Doug Ledwidge – explained the intent for the property. That portion of land was purchased as a buffer and there was no intent to develop that land. They are looking at ways to run electricity to the biomass plant so they may look at options to run power or use some for storage. They are trying to respect anyone who is close to them and be the best neighbour they can be.

Jennifer Tsang – explained the special policy that was put in place for Ledwidge Lumber in 1992 by Halifax County.

Stefon Muller – 30% of the actual product, produced by the biofuel plant, is not converted into liquid product and that 30% is used for heating purposes within the facility.

Joseph Verhaeghe – is that a wood product that is burned?

Stefon Muller – All we bring in is wood and all we come out with is the liquid product. Jennifer mentioned water vapour - we do dry some of that wood and that is where there would be water vapour coming off.

Joseph Verhaeghe – will there be smoke?

Stefon Muller – there will be water vapour but no smoke.

(v) Carol Morrison, Oakfield:

What kind of container does the biofuel go in and how is it transported?

Stefon Muller – It is transported like any other liquid product. Our product is not regulated as a dangerous good and is transported in a stainless-steel tanker truck.

(vi) Sara Wood, Oldham:

Concerns about traffic and noise. The truck-stop across the road and from the Mill in the morning make it hard to get out, was there any thoughts about traffic lights? The noise from the air brakes is also a concern. What is the noise that would come off the biofuel plant and are there a lot of trucks required for this? Would there be a lot of increased traffic for the additional workers needed to run the plant?

Stefon Muller – In terms of the noise, the equipment is like that of the sawmill so it shouldn't be any noisier than it is now.

Jennifer Tsang – there was a traffic study done, it is available online, and it works out to 3-4 extra trucks per day. They also looked at the intersections and the roads are adequate to accommodate the trucks. They made two recommendations – that some of the trees and branches could be trimmed at that intersection and that one of the stop signs could be pulled back a bit for more visibility.

Sara Wood – stated that would be great if the trucks stayed in their lane but they swing wide.

Jennifer Tsang – said they could have Ledwidge talk to their drivers, but they have no control over other drivers or the trucks coming out of the Big Stop. Suggested getting enforcement as it is a provincial roadway.

(i) Jim Ledwidge:

spoke to other development in the area.

(i) Doug Ledwidge

Spoke to the concerns about the trucks and the Big Stop. They went to the province making asks for crosswalks, count wasn't there to do this, etc. and encouraged them to widen the bridge, which they (province) did. Ledwidge has done what they can to address concerns.

(i) Councillor Cathy Deagle Gammon

Spoke about meetings that have happened to discuss issues and concerns regarding traffic and truck traffic.

(i) Anna McCarron, Wellington

when you mentioned that you were not sure where you would be building or expanding, and in light of the intermittent stream that you were talking about, within the by-law there needs to be a 20-metre setback no matter if it is an intermediate stream or not. That is an important consideration when you are looking at where you would like to build. Setbacks from wetlands is another consideration, but this is a Department of Environment consideration.

(ii) John Switzer, Oldham Rd.:

Very happy with their development and how they have acted in the community. Truck traffic doesn't bother them. Knows you can't really control how truckers drive. Only concern is the fact that sometimes the trucks that leave Ledwidge travel a little fast down the road and it causes them to use the air brakes and it scares them. No concerns about noise. All for any proposal.

4. Closing Comments

Mr. Kang thanked everyone for their participation in the meeting.

5. Adjournment

The meeting adjourned at approximately 8:25 p.m.