

# **Amendments to By-Law L-200**

Environment & Sustainability Standing Committee  
June 5, 2025

# Overview

- Municipal oversight of C&D debris
- Provincial regulations
- Amendments to By-Law L-200
- Treated wood
- Land use planning

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# What is C&D debris?

- Construction and Demolition (C&D) debris refers to materials such as:
  - soil, asphalt, brick, concrete, ceramics, porcelain, window glass, mortar, drywall, plaster, cellulose, fiberglass fibres, lumber, wood, asphalt shingles and metals.

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# By-Law L-200

- The “C&D Materials Recycling and Disposal By-law”
- Enacted in 2001 to:
  - Maximize diversion through recycling
  - Increase economic activity and value-added processing
  - Allow for proper disposal of debris that cannot be recycled
  - Ensure minimal environmental, land use and nuisance impacts

# By-Law L-200

- A license is required to operate:
  - Processing facility
  - Transfer station
  - Disposal site
- Three active C&D facilities in HRM:
  - Transfer and Processing Facility – 16 Mills Drive in Goodwood
  - Transfer Station – 188 Ross Road in Westphal
  - Disposal Site – Antrim

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# By-Law L-200

- Progressive diversion requirements:
  - 75% diversion rate
- HRM prohibits export of C&D debris outside HRM
  - Supports economic viability of site operation
- C&D debris must be disposed of at a licensed C&D site

# Land Use Planning for C&D

- L-200 does not impact siting of new facilities
- Planning and Development is responsible for:
  - Policy and regulation for C&D related to land use
  - Methods of approval (i.e., site plans)
- Council report targeting fall 2025
  - Consider ways to better mitigate impacts on residential properties

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# Provincial Regulations

- Amendments to Nova Scotia Environment Act, Solid Waste Regulations (July 5, 2023)
  - Departmental review of sites across province
  - Need for province-wide standards for all facilities managing C&D debris
- 2023 Guidelines for C&D Debris
  - Requirement for all sites to hold an Environmental Approval from NSECC
  - Enhancements to groundwater monitoring, stockpile limitations and cell construction guidelines
  - Ban on treated wood in C&D debris disposal sites

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# Why amend By-Law L-200

- Reduce duplication between regulations
- Focus on diversion of C&D debris (min. 75%)
- Mitigate nuisances to the community (e.g., litter)
- Reduce administrative burden
- Add ability to lay charges

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# Proposed Amendments

- Term of license extended to align with Environmental Approval
  - Between 5 and 10 years
- License renewal fee changed to \$500 per term
  - Currently \$50 per year
- Added requirement to identify diversion plan and innovation annually

# Proposed Amendments

- New requirement for litter management plan and diversion strategy upon application
- Updated insurance requirements
  - Commercial General Liability increase from \$5 million to \$2 million
  - Addition of \$5 million Environmental Impairment Liability
- Addition of penalties for non-compliance with diversion targets

# Operation and Maintenance Manual

- Added requirement to share with HRM
- Includes detailed descriptions of:
  - Site plan, stockpile heights and separation distances
  - Operational procedures, movement of traffic
  - Emergency contingency plans
  - Air quality, noise and odour controls
  - Environmental monitoring program, testing schedule

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# Treated Wood

- Treated wood includes:
  - Pressure treated lumber
  - Creosote timbers
- Now considered solid waste
  - Can be exported from HRM

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**Questions**