



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Western Commons Advisory Committee, Chair Tom Musial
FROM: Maria Jacobs, Planner, Regional and Community Planning
CC: Matthew Keliher, Manager Solid Waste, Gareth Evans, Parks and Recreation
DATE: September 21, 2017

SUBJECT: Case 21209 : Expansion of HRM Compost Facility at 61 Evergreen Drive

Halifax Regional Municipality wishes to replace and expand the Municipal composting facility located at 61 Evergreen Place, off Prospect Road. To accommodate this proposal, the existing property size will need to be increased. On April 25, 2017 Regional Council directed staff to initiate a process to consider amendments to the Regional Municipal Planning Strategy, Halifax Municipal Planning Strategy and Halifax Land Use By-law to enable the expansion and reflect the current use.

Feedback is sought from Western Commons Wilderness Advisory Committee relative to the proposed planning amendments. The committee's recommendation will be forwarded along with the staff report to North West Community Council.

Please find enclosed the following documents for your consideration:

- Fact Sheet & letter sent to residents on the application and Public Information Meeting
- Map 1 – Generalized Future Land Use Map
- Map 2 – Zoning Map
- Site Plan & Draft Subdivision Plan
- Web Link to April 25 Initiation Report to Regional Council:
<http://www.halifax.ca/council/agendasc/documents/170425ca14111.pdf>

In preparing your recommendation to Halifax & West Community Council, kindly advise the degree to whether the replacement and expansion proposal for the existing HRM composting facility impacts the Western Commons Master Plan in consideration of the following:

- phasing of the Western Commons Masterplan implementation;
- buffering and screening; and
- environmental sustainability of the Western Commons.

Regional and Community Planning, Planning and Development

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NOTICE OF PUBLIC INFORMATION MEETING Expansion of Municipal Compost Facility in Goodwood

Two public information meeting will be held on Thursday, July 20, 2017 from 1:00 to 3:00pm and a second from 6:00 to 8:00 at Halifax Exhibition Centre, 200 Prospect Road, Goodwood, to discuss the following:

The proposed amendments to the Regional Municipal Planning Strategy, Halifax Municipal Planning Strategy and Land Use By-law to enable the replacement and expansion of the Municipal Goodwood composting facility located at 61 Evergreen Place. (Case 21209)

The purpose of the meeting is to receive feedback regarding the above proposal. Staff will present the background for replacement and expansion of the facility and the planning processes required to amend the official planning documents.

The meeting is open to anyone who wishes to attend to seek information about the proposal and/or express any comments which they may have.

For more information, please call Regional and Community Planning at 902-490-4911, or visit:

<https://www.halifax.ca/business/planning-development/applications/case-21209-61-evergreen-place-compost-facility>

PROPOSAL INFORMATION: Case 21209

Halifax Regional Municipality wishes to replace and expand the Municipal composting facility located at 61 Evergreen Place, Goodwood, NS. In order to accommodate this proposal, the existing property will need to be increased as shown on the site map below.

On February 23, 2016 Council directed staff to proceed with contracting a new organics management service provider to redevelop the existing compost processing site located at 61 Evergreen Place. The existing site was selected as a detailed review concluded that it was not feasible to find a new location of sufficient size that also met regulatory requirements. The review considered a variety of factors including the results of four public engagement sessions, stakeholder consultation and an on-line survey carried out by Municipal Solid Waste in 2016.

The organics processing facility located at 61 Evergreen Place was constructed almost 20 years ago. At the time, the property was zoned I-3 (General Industrial) which permits composting facilities. As part of the 2006 Regional Plan, the property designation and zone were changed to UR (Urban Reserve), which limits development to single unit dwellings located on existing lots. The property is also located within the Western Common Designation of the Halifax Municipal Planning Strategy. As a result, amendments to both the Regional Municipality Planning Strategy and Halifax Municipal Planning Strategies and Land Use By-law are needed to reflect the current use and allow the proposed expansion.

DISTRICT: 11 (Spryfield - Sambro Loop - Prospect Road) – Councillor Stephen Adams

SITE INFORMATION: 61 Evergreen Place, Goodwood

REGIONAL PLAN:

- Urban Reserve Designation

PLAN AREA:

- Halifax Mainland Secondary Plan Area

LAND USE DESIGNATION:

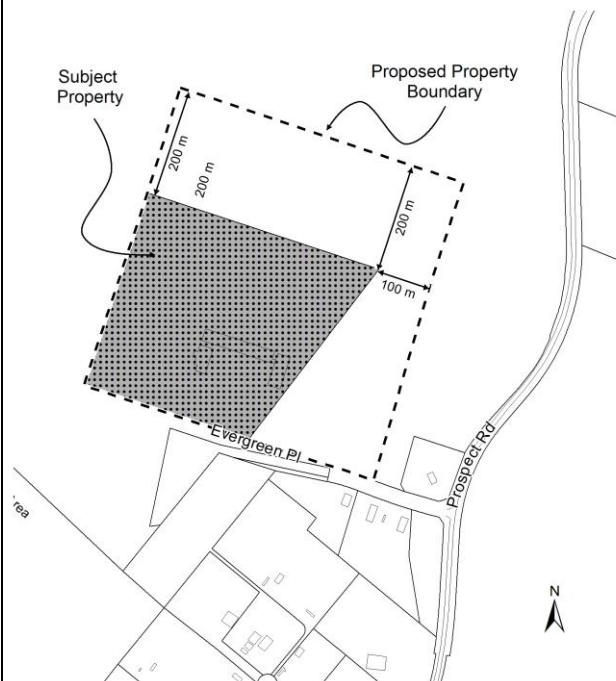
- Western Commons

CURRENT ZONING:

- Urban Reserve

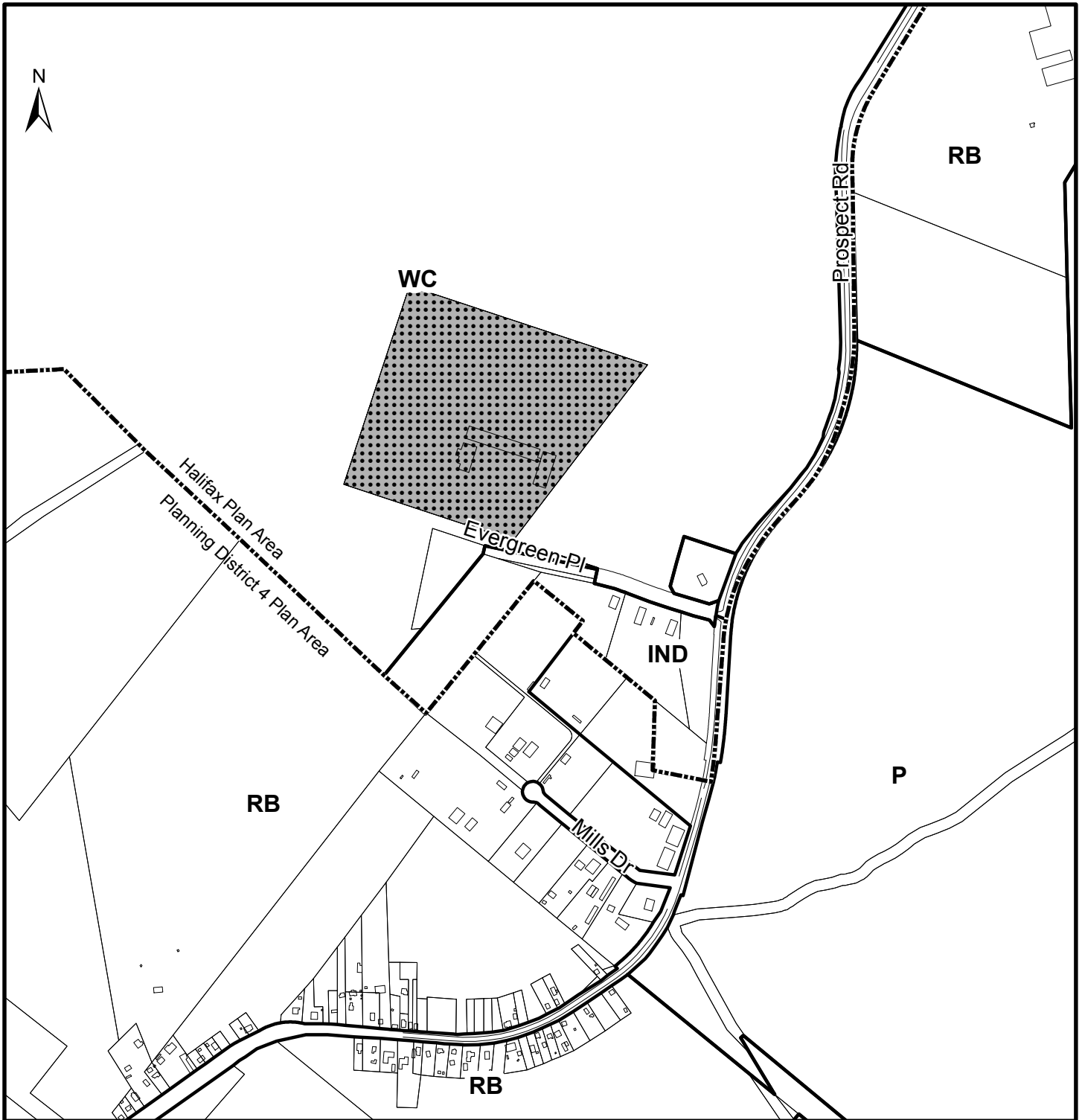
PROPERTY DESCRIPTION:

- Current use: Composting Facility
- Property size: 14.45 hectares



For further information, please contact **Maria Jacobs**, Planner, 902-490-4911, jacobsm@halifax.ca or visit <https://www.halifax.ca/business/planning-development/applications/case-21209-61-evergreen-place-compost-facility>

Printed:




Map 1 - Generalized Future Land Use

HALIFAX

61 Evergreen Place,
Goodwood

Halifax Mainland Designation

Planning District 4 Designation

 Subject Property

WC Western Common
IND Industrial

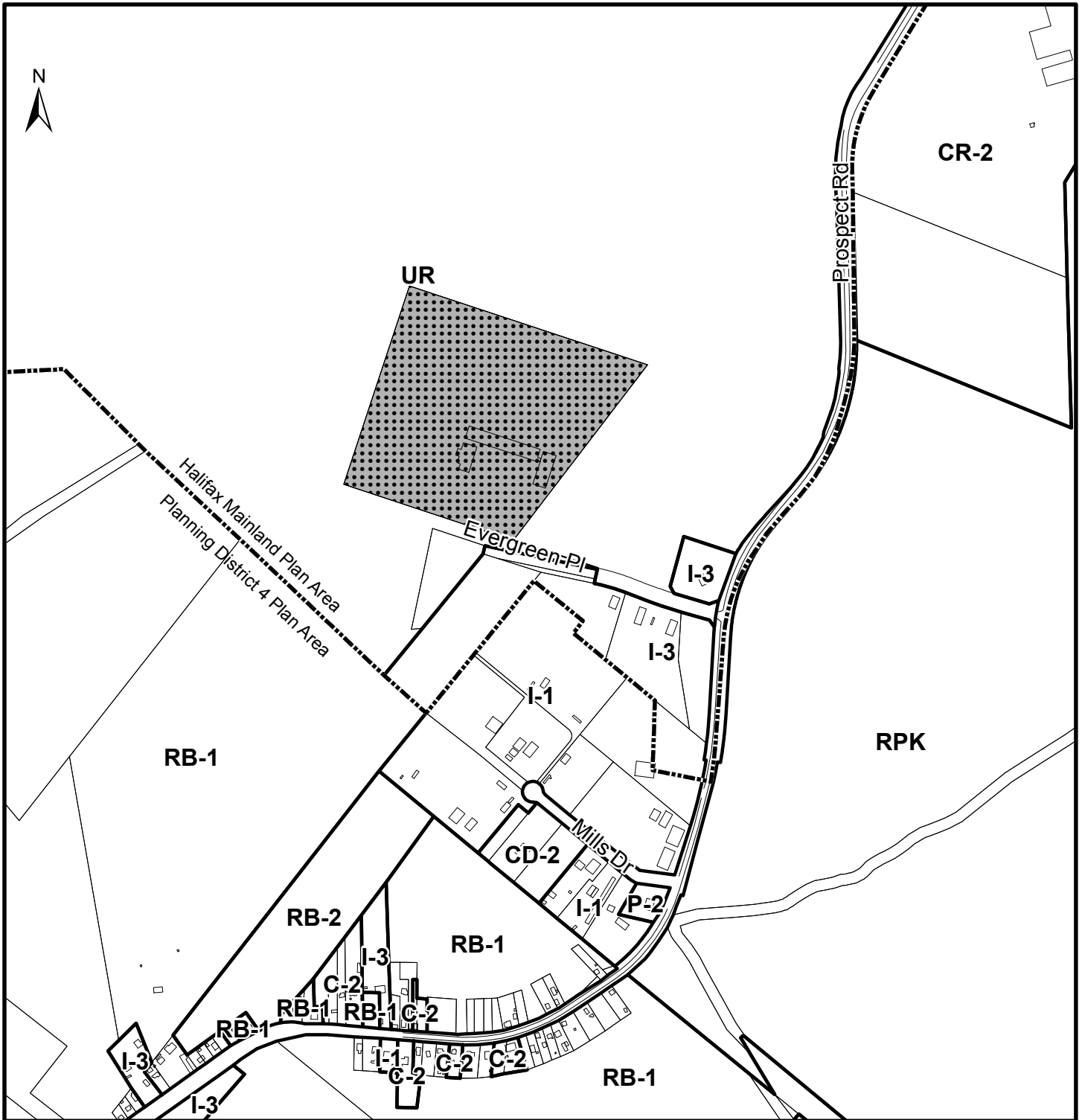
RB Residential B
P Park



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.



Halifax Plan Area



Map 2 - Zoning and Notification

61 Evergreen Place,
Goodwood

HALIFAX

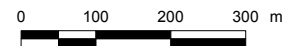
-  Subject Property
-  Area of Notification

Halifax Mainland Zone

- I-3 General Industrial
- UR Urban Reserve

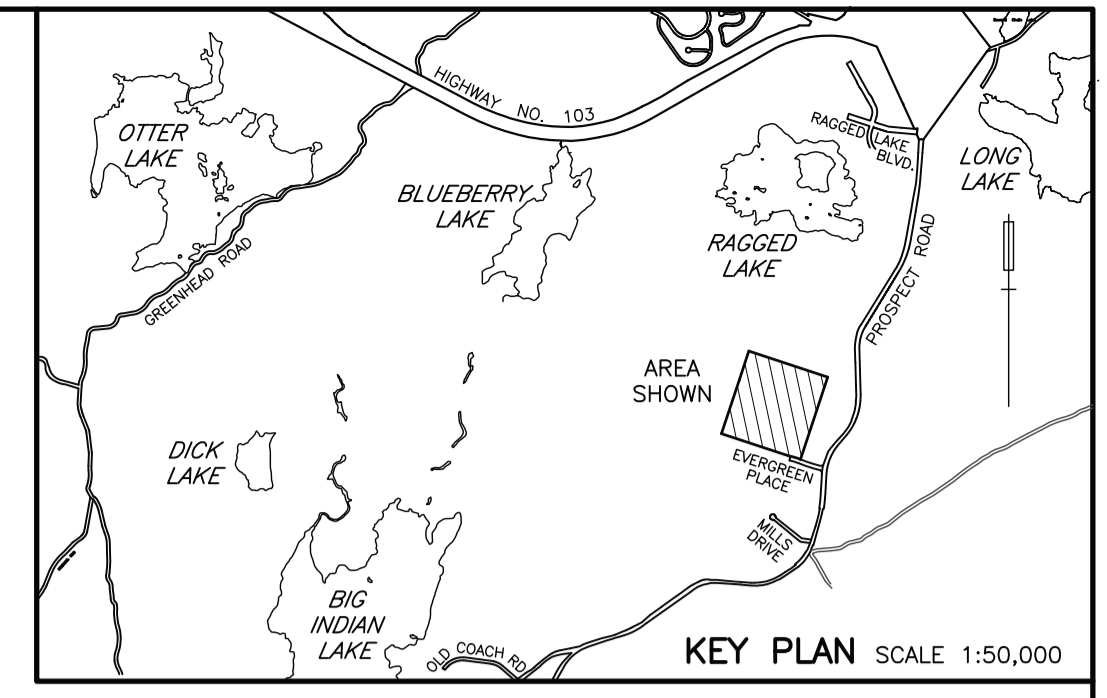
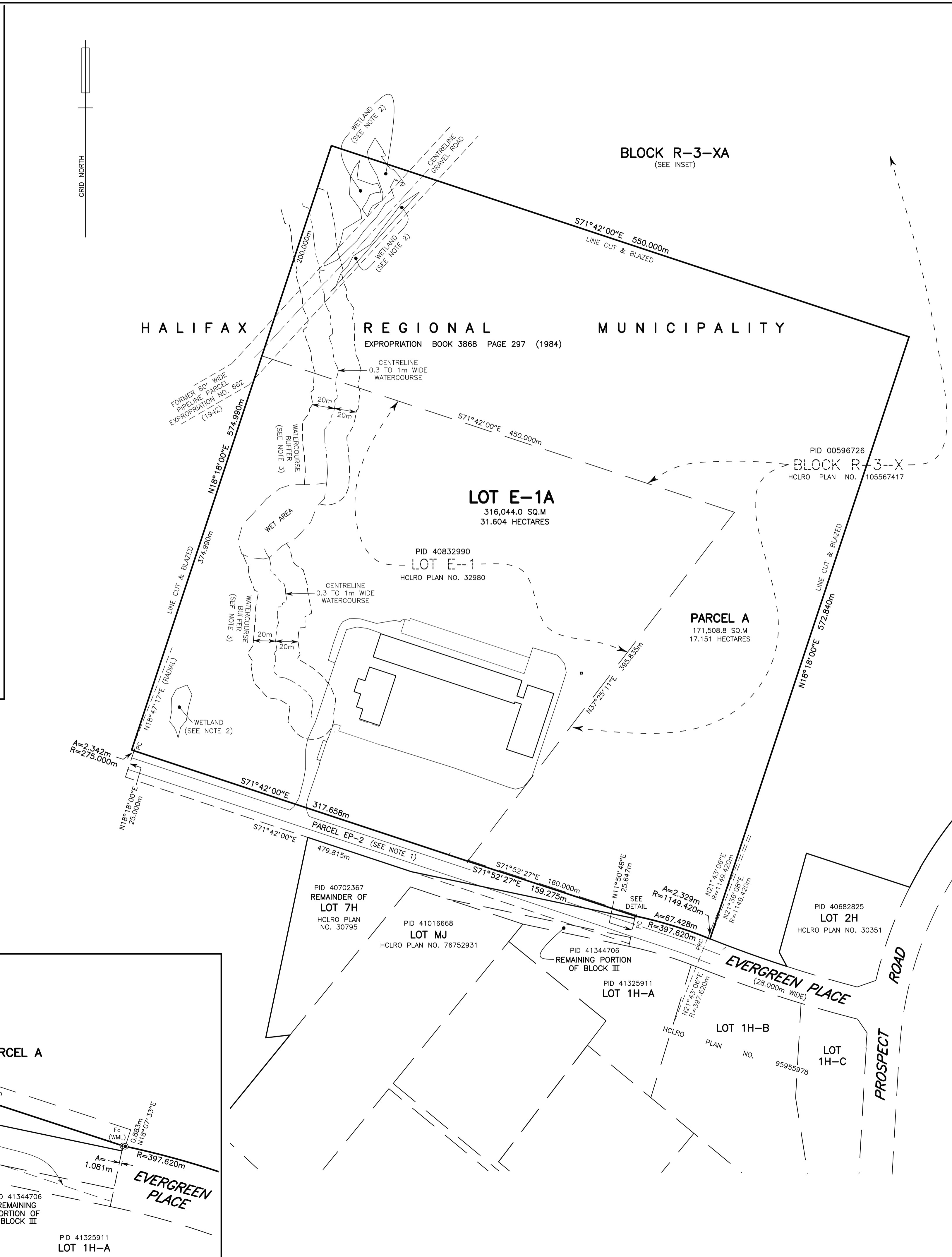
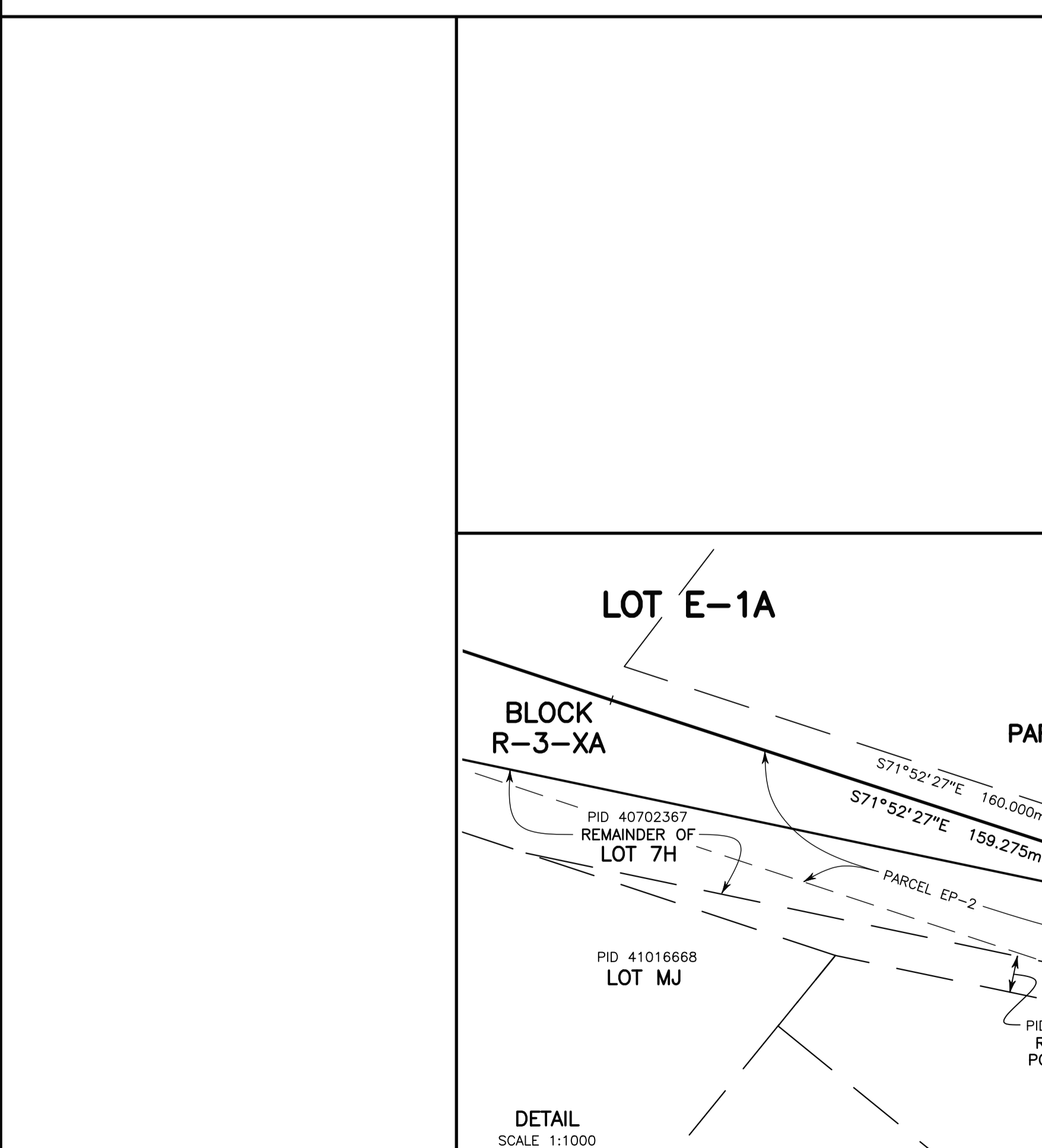
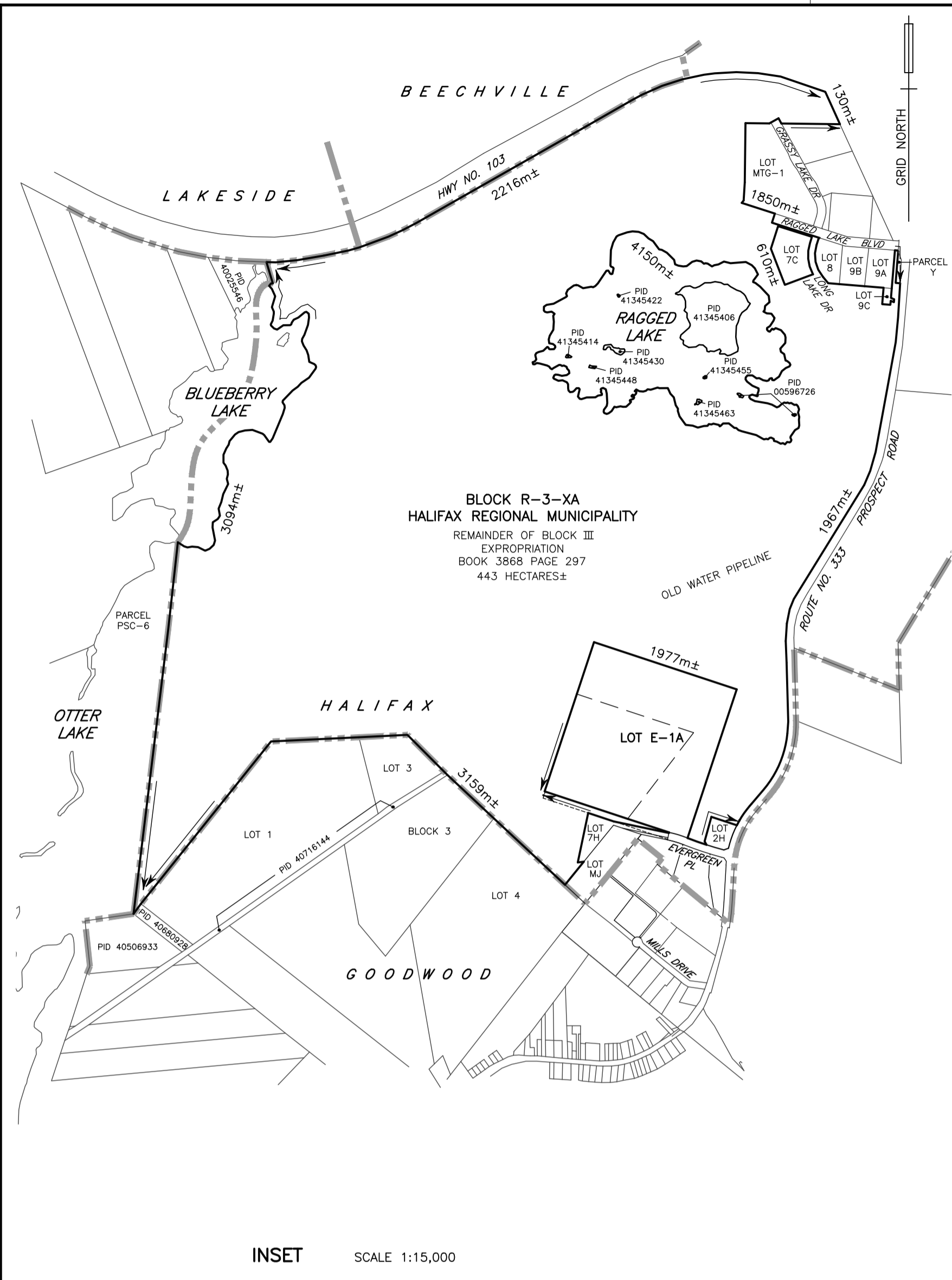
Planning District 4 Zone

- RB-1 Residential B-1
- RB-2 Residential B-2
- I-1 Light Industry
- I-3 Local Service
- P-2 Community Facility
- RPK Regional Park
- CR-2 Commercial Recreation 2



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.



LEGEND

△ NSCM	PERIMETER OF LANDS SURVEYED
○	NOVA SCOTIA COORDINATE MONUMENT
⊙	SURVEY MARKER SET
○ IB	IRON BAR
⊙ IP	IRON PIPE
HCLRO	HALIFAX COUNTY LAND REGISTRATION OFFICE
PID	PARCEL IDENTIFICATION NUMBER
Fd	FOUND
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
SQ.M	SQUARE METRES
A, R	ARC LENGTH, RADIUS
(WML)	WALLACE, MACDONALD & LIVELY, LTD

BEARINGS REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3° MTM PROJECTION OF ATS77 DATUM AND ARE DERIVED FROM GNSS OBSERVATIONS RELATED TO MONUMENT NO. 27892 (1979 VALUES).

GROUND DISTANCES ARE SHOWN WITH NO SCALE FACTOR APPLIED.

FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD JULY 5, 2017 TO JULY 19, 2017 AND HAVE BEEN ADJUSTED BY "LEAST SQUARES".

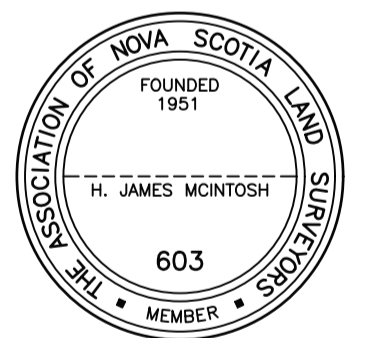
- NOTES:**
1. PARCEL EP-2 IS THE EXTENT OF A 25m WIDE ACCESS AND SERVICE EASEMENT IN FAVOUR OF LOT E-1A.
 2. WETLAND DELINEATION PROVIDED BY GHD LIMITED.
 3. AVERAGE SLOPES WITHIN THE 20m WATERCOURSE BUFFER DO NOT EXCEED 20%.

SURVEYOR'S CERTIFICATE

I, H. JAMES MCINTOSH, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the Land Surveyors Act, regulations and standards made thereunder.

Dated this 28th day of JULY 2017

H. JAMES MCINTOSH, N.S.L.S.



PLAN OF SURVEY OF LOT E-1A
 SUBDIVISION OF BLOCK R-3-X AND CONSOLIDATION WITH LOT E-1
 LANDS ACQUIRED BY HALIFAX REGIONAL MUNICIPALITY
 EVERGREEN PLACE
 HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

SDMM
 Servant, Dunbrack, McKenzie & MacDonald Ltd.
 NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
 36 OLAND CRESCENT PHONE: (902) 455-1537
 BAYERS LAKE BUSINESS PARK FAX: (902) 455-8479
 HALIFAX, NS B3S 1C6 WEB: www.sdmm.ca

DATE: JULY 28, 2017
 SCALE 1 : 2000 (METRIC)
 FILE No. 1-11-1 (32667)
 PLAN No. 14-1805-0

0m 50 100 150 200m

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
 No. 55035