

Re: Item No. 12.1



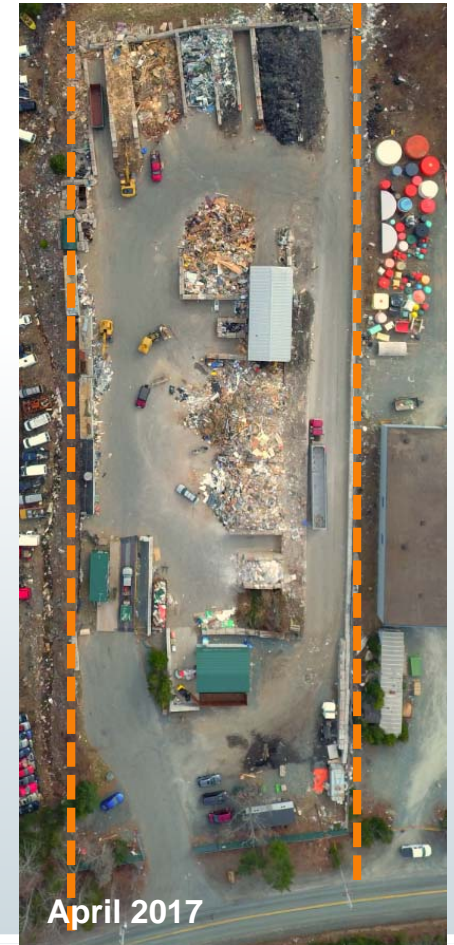
Ross Road C&D Transfer Station Request for Plan Amendment

Public Hearing Presentation

July 30, 2019

Background

- 188 Ross Road, Westphal
- Historic use as a quarry, industrial storage yard
- Originally established as a C&D transfer station in 2000
- Zoned as “CD-1” (C&D transfer only) in 2002
- Only licensed C&D transfer station east of Halifax Harbour
- Segregation/sorting of C&D material to meet HRM license diversion obligations ($\geq 75\%$ of material received)
- Sound operational record – consistent with By-Law L-200 and Administrative Order 27
- Existing property is fully developed – congested site operations, constraints to diversion activities, traffic queues, safety concerns for staff and site users

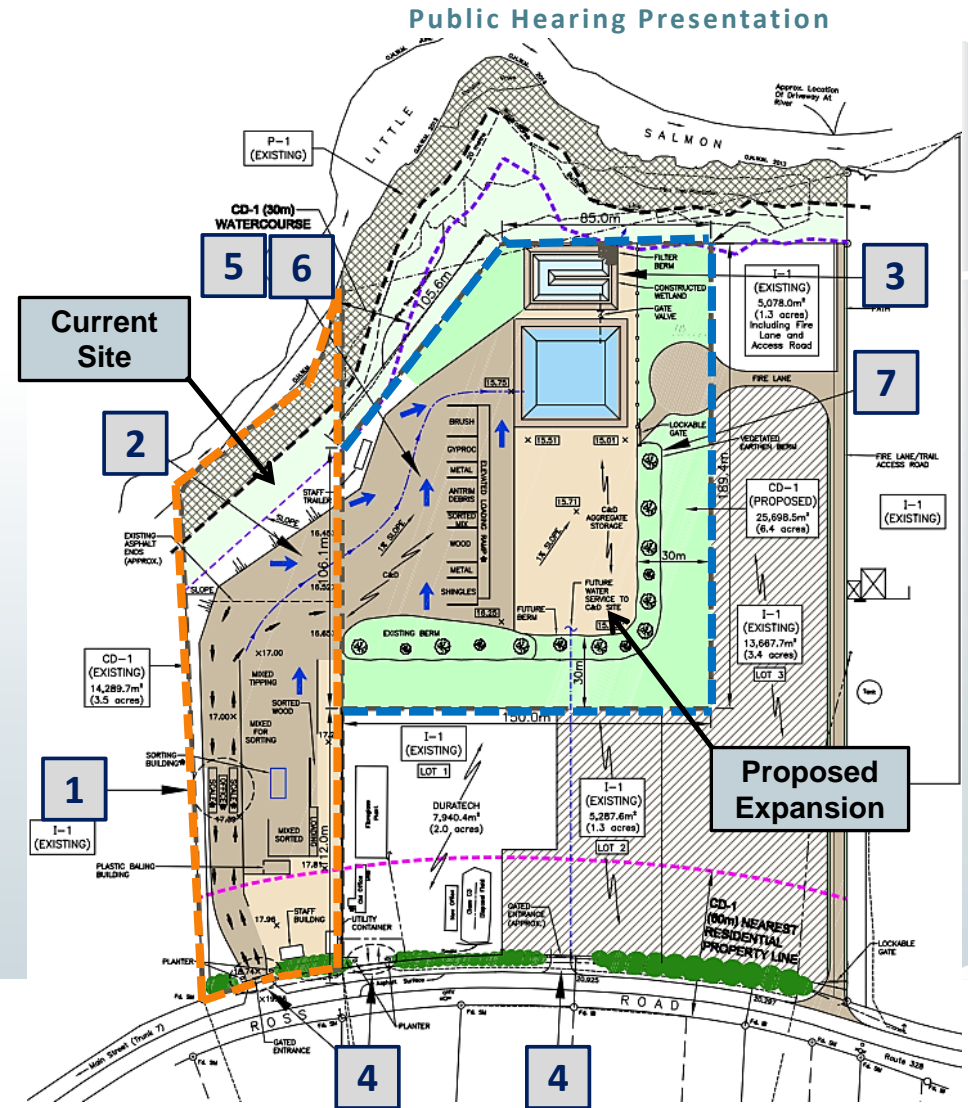


Design Objectives

- **Reduce potential for traffic queues onto Ross Road**
 - Move the weigh scale further from the road
 - Add a second scale to allow for separate weighing of arriving/exiting vehicles
- **Enhance ability to segregate/divert C&D materials**
 - Expand available yard area
- **Enhance safety for staff and customers**
 - Provide additional space for site operations and vehicle movements
- **Improve yard runoff and dust control**
 - Pave the active yard area and direct runoff to a pond and engineered wetland
- **Enhance fire control/emergency response capabilities**
 - Ability to separate material storage area, improved emergency vehicle access, stormwater retention pond for fire response

Design Features

1. Relocation of scale further from Ross Road + installation of a second scale
2. Pave yard to minimize dust and control runoff
3. Construct a stormwater retention pond and engineered wetland; settle out sediment and allow for testing prior to discharge + a fire pond
4. Aesthetic improvements at Halifax C&D and Duratech entrances
5. Enhanced yard safety for staff and customers
6. Improved ability to separate materials and reduce fire risk
7. Landscaping of visual berms
8. No anticipated increase in tonnage or traffic – retain current customers
9. Potential of 1 to 4 new employees



In Summary

- **Only licensed HRM C&D Transfer Station east of Halifax Harbour**
 - Commitment to provide continued service of existing customers
- **Current site is fully utilized**
 - Congested, limited ability to segregate/divert additional materials
 - Safety issues for staff and customers
- **Traffic queues back onto Ross Road**
 - Inconvenience and safety concerns
- **Expanded and improved site resulting in:**
 - Additional space for site operations and vehicle movements
 - Enhanced employee and site user safety
 - Reduced potential for traffic queues
 - Yard runoff control
 - Improved fire/emergency response capabilities
 - Aesthetic and landscaping improvements
 - Continued conformance to land use and watercourse setbacks