

CHEBUCTO COMMUNITY COUNCIL

MINUTES

FEBRUARY 5, 2001

THOSE PRESENT: Councillor Stephen D. Adams, Chair
Councillor Diana Whalen
Councillor Linda Mosher
Councillor Russell Walker

ALSO PRESENT: Kurt Pyle, Planner
Jim Donovan, Planning and Development
Jim Bauld, Planning Coordinator, Solid Waste Resources
Fred Wendt, Resource Analyst, Solid Waste Resources
Sandra Shute, Assistant Municipal Clerk

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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Council Chambers at 2750 Dutch Village Road, Halifax.

2. **PUBLIC MEETING RE CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT**

In attendance for this particular portion of the meeting were:

Kurt Pyle, Planner
Jim Donovan, Planning and Development
Jim Bauld, Planning Coordinator, Solid Waste Resources
Fred Wendt, Resource Analyst, Solid Waste Resources
Bernie Matlock, Design Engineer, Department of Environment
50 members of the public

Mr. Jim Bauld, Planning Coordinator, Solid Waste Resources provided background information on HRM's Solid Waste Management system and the C & D component of same. He subsequently explained the purpose of the meeting - to gather information from the public and the industry itself - and the process as approved by Regional Council. He then, with the aid of overheads, provided information on Principles for C & D Waste Management and Key Issues.

Councillor Walker referred to duplication of provincial regulations and suggested that some things should be duplicated to protect the public. If necessary, if the province will not shut down a facility, then maybe HRM can. He also said that sometimes a truck not only has C & D material but green garbage bags with unknown contents and unless it is dumped on a pad, there is no way of knowing what is in them.

Mr. Bauld advised that the purpose of this meeting was to hear comments and Councillor Walker's comments would be noted.

Councillor Adams asked if consideration was being given to landfills.

In response, Mr. Bauld advised that the public process approved by Regional Council is to bring management structure to the C & D industry. There is no Land Use By-law that will permit C & D disposal facilities and no uniform control of the regulation and operation of existing C & D recycling facilities. There would have to be a licencing by-law for limited control over materials from a community environmental protection point of view.

Councillor Adams asked what goes into a C & D facility.

Mr. Bauld explained that a large percentage is construction and demolition materials such as wood, brick, asphalt, shingles, gyproc, metal framing, wood trusses, concrete, root ball stumps from grubbing. Sometimes there is mixed waste or paint which is put aside and disposed of properly.

Councillor Adams asked if there was leachate from these facilities.

Mr. Bauld advised that any outdoor facility with materials buried in a disposal cell will have rainwater, snow and ice percolate down through the material to the clay liner. There will be leachate but there is design criteria for C & D disposal facilities that provides protection to the environment. The leachate will be monitored by Department of Environment.

With regard to education, communication and awareness, Councillor Adams advised that there were individuals in attendance this evening who received a piece of paper in their mailboxes, "Say No to a Private Landfill". He stated this was, in his opinion, an intentionally misleading, irresponsible and inaccurate document. He was not sure who was responsible for it. He advised he intended to hold a meeting on C & D in this particular community to discuss the issue on a more personal basis and get the facts out on the table.

Mr. Dan Chaissie, Halifax C & D Recycling Ltd., Goodwood indicated he was responsible for circulating the information in question.

Councillor Adams asked staff to comment on the information that had been sent out - its accuracy or inaccuracy.

Mr. Bauld responded that it is mildly misleading and implies that the establishment of a C & D disposal facility, meeting Department of Environment standards, would be constructed with any other standards through the public process the community feels is necessary in addition. Department of Environment standards are minimum standards. The implication is that groundwater and well water will be negatively impacted for quite a distance. He did not think that was fair representation.

The Chair then called for input from the public.

Mr. Paul Longard referred to a clay liner for a C & D landfill and asked if there was any leachate from this.

Mr. Matlock indicated there are provisions in the guidelines for surface water, ground water and provisions for leachate. It is a minimum requirement. Applications are reviewed on a case-by-case basis. If more stringent technical requirements are necessary to protect the environment, they will be specified in the terms and conditions of the approval.

Mr. Longard continued that there are three C & D landfills in Nova Scotia and asked if any of those have been required to put in a leachate collection system.

Mr. Matlock responded that he was not aware of any problems occurring to date on any of those sites.

Mr. Longard said that groundwater flows in many directions and it takes a long time for contamination in ground water to be found and was very expensive to clean it up. He asked if there was any way that Department of Environment or HRM could guarantee that the liner will not leach.

Mr. Matlock advised that no one can guarantee with absolute certainty that the environment will be protected. That is why there is monitoring. If it is closely monitored, it should help ensure the protection of the environment.

Mr. Dan Chaissie, Halifax C & D Recycling Ltd., Goodwood asked what is in place in terms of disposal guidelines to ensure that materials that exceed the limits do not get into a C & D landfill.

Mr. Matlock advised that any approvals for C & D disposal site will prohibit waste dangerous goods.

Mr. Chaissie expressed concern that there have been five C & D landfills permitted in the last three years in Nova Scotia and none of them has a leachate collection system at the bottom of the cell. He asked how there would be a guarantee that the material going into the landfill, like the high lead level contaminated concrete from the Civic Hospital, would not leach into the groundwater.

Mr. Matlock responded that you would have to specify what you are going to place in the cell. The content of the material would have to be clearly specified under the terms and conditions of approval.

Mr. Kurt Pyle, Planner then provided information on the following:

- C & D Implementation Strategy
- Creation of a C & D Licencing By-law
- Meeting schedule
- The two sites within Chebucto Community Council jurisdiction at this time
- Current and proposed definitions of C & D facilities
- Criteria for Plan Amendments and Licencing By-law re transfer stations, recycling operations and disposal operations
- Provincial C & D siting criteria and the need for additional standards to enhance

- Process for public participation program
Councillor Adams pointed out that the Halifax C & D Recycling facility is in District 23, which is outside the jurisdiction of Chebucto Community Council.

Councillor Walker asked if there is requirement for the facility to be within a covered building and could materials be stored outside.

In response, Mr. Pyle advised that the Halifax C & D is in a zone that does not require a building. RDM Recycling is grandfathered.

Councillor Walker said he hoped that with the new regulations, nothing would be within residential zones. As well, he hoped it would be possible to strengthen the minimum regulations of Department of Environment. The minimum for crushers is 200 meters, let alone C & D yards. He would be looking for at least 200 meters as the minimum.

Mr. Stephen Beazley, Eastern Passage asked if there would be a problem with limitations on what can be taken in and also would there be problems with mixed loads. He asked if the rules are changed, where does a hauler take his materials and who is responsible.

Mr. Bauld advised that the question relates to the disposal of C & D material and if there will be difficulty in disposing of it. The use of the material should be maximized at all times. C & D material will be turned away from Otter Lake now and redirected to private C & D operators if a mixed load comes in. He did not see any change in this and it might be more rigidly enforced because the intention is to have a level playing field for all C & D recycling facilities. Part of the process would be that there would have to be some type of operations plan so that if mixed waste comes in, there is a proper system to separate.

Ms. Mary Ann McGrath, 33 Hamshaw Drive said she was concerned with what happens at the construction site and how construction companies would deal with the materials, how sites are cleared, illegal dumping, trees. She hoped there would be regulations in place to tighten up what construction companies can do.

Councillor Whalen advised that staff is in the process of writing a Burning By-law for the urban area.

Ms. Jennifer Corston, Renovators Resource, Halifax asked if any facility, existing or proposed, meets all requirements, why would you go backwards and look at any kind of landfill when the material is reusable and recyclable. The facilities in place now will not be as successful as they are if certain landfills are going to be allowed. In addition, Department of Environment has stated that employment is increased ten times if there is reuse and recycling. Apart from being concerned about environmental issues, she hoped these materials would stay out of landfills of any kind.

Ms. Chaissie asked if it is true that there is an application for a C & D landfill permit for RDM Recycling.

Mr. Matlock advised that an application has been in for almost a year. Department of Environment has been unable to do a detailed review of the application until the applicant gets authorization from the Municipality that it meets all the by-laws and building requirements in the area.

There being no further input on this issue, the Chair declared a recess at 8:00 p.m.

At 8:10 p.m. the meeting reconvened.

3. **APPROVAL OF MINUTES - JANUARY 15, 2001**

MOVED by Councillor Mosher, seconded by Councillor Whalen to approve the Minutes of meeting held on January 15, 2001 as circulated. MOTION PUT AND PASSED.

4. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Added Items: Expanded Chebucto Community Council - Update

MOVED by Councillor Mosher, seconded by Councillor Whalen to approve the Order of Business as amended. MOTION PUT AND PASSED.

5. **BUSINESS ARISING OUT OF THE MINUTES**

5.1 **Status Sheet Items**

5.1.1 **2232 Old Sambro Road - On-Going Flooding Problems**

Councillor Adams advised that Department of Natural Resources has denied any obligation. Councillor Adams will have to deal differently with this issue.

5.1.2 **Improvements to Kearney Lake Road**

This matter will be on the Agenda for an upcoming Joint Transportation meeting between HRM and Department of Transportation. As well, the widening of Lacewood intersection into Bayers Lake Park will be discussed.

5.1.3 C-2A Zoning - Mainland South

Report expected in April.

5.1.4 Herring Cove Road Project re Costing of Initiatives

No information provided as yet.

5.1.5 Costing of Traffic Calming Efforts - Armview Avenue

An Information Report dated January 30, 2001 was before Community Council. The approximate cost is \$90,000 which includes the consultant's study and other miscellaneous expenditures since and before amalgamation.

5.1.6 ATV's on Public Lands

The area in question is within the jurisdiction of RCMP. When bike patrols begin in the spring, the area will be easier to police.

5.1.7 Prince's Lodge/Bedford South Master Plan

Councillor Whalen reported that she attended the meetings held in Bedford but felt it was necessary to hold one, and possibly two, public meetings on the Halifax side specifically to address how the strategy relates to Schedule K development. Any meetings will take place after the last meeting to be held in Bedford, which was scheduled for February 21, 2001.

Councillor Mosher asked if there was anything Community Council could do to help Councillor Whalen with the public consultation process.

Councillor Walker responded that she was pleased there were going to be meetings held for her District. She asked that all members of Community Council attend the meetings.

6. **MOTIONS OF RECONSIDERATION** - None
7. **MOTIONS OF RESCISSION** - None
8. **CONSIDERATION OF DEFERRED BUSINESS** - None
9. **PUBLIC HEARINGS** - None
10. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None

11. **REPORTS**

11.1 **Recreation Area Rate Policy**

This matter was referred by Regional Council at its meeting held on December 12, 2000.

MOVED by Councillor Walker, seconded by Councillor Whalen to defer this matter to the next meeting. MOTION PUT AND PASSED.

11.2 **Case 00262 - Stage II Development Agreement Application for Royale Hemlock Estates, Phase 1B and Phases 3 to 9** (This was improperly listed on the Agenda as Case 00061 - Stage II Development Agreement for Royale Hemlock Estates, Phases 1A and 2)

A Staff Report dated January 29, 2001 was before Community Council.

MOVED by Councillor Whalen, seconded by Councillor Walker to defer this item to the next meeting of Community Council. MOTION PUT AND PASSED.

12. **MOTIONS** - None

13. **ADDED ITEMS**

13.1 **Expanded Chebucto Community Council**

Councillor Walker provided an update on the proposed expansion of Chebucto Community Council to include the four Districts from Halifax Peninsula. It was expected this would be in effect on April 1, 2001.

Councillor Adams also advised that it was proposed that the former County area of District 18 would be included in a proposed Western Community Council.

14. **NOTICES OF MOTION** - None

15. **PUBLIC PARTICIPATION**

Mr. Hiram Tiller, 4 Thackeray Close referred to the possible widening of Lacewood and asked if Chain Lake Drive would be considered as well.

In response, Councillor Whalen advised this was also going to be discussed as there was an informal turning lane which needed to be paved and formalized for safety reasons.

Ms. Debbie Hum, 169 Cresthaven Drive raised the following points with regard to the Grosvenor Wentworth School area:

- She commended staff for snow removal efforts to date
- With the constant storms, however, the banks are getting very high and are dangerous for small children walking to and from school
- Cars are parking in the area which does not allow clear access because of snowbanks. She asked for Parking Enforcement to look into this.

Councillor Walker pointed out that the School Board is responsible for clearing snow within the school boundaries.

It was agreed to pass Ms. Hum's concerns along to Regional Operations and Transportation.

16. **NEXT MEETING DATE** - March 5, 2001

17. **ADJOURNMENT**

On a motion from Councillor Mosher, the meeting adjourned at 8:35 p.m.

Sandra M. Shute
Assistant Municipal Clerk