

Regional Council

Development Approvals

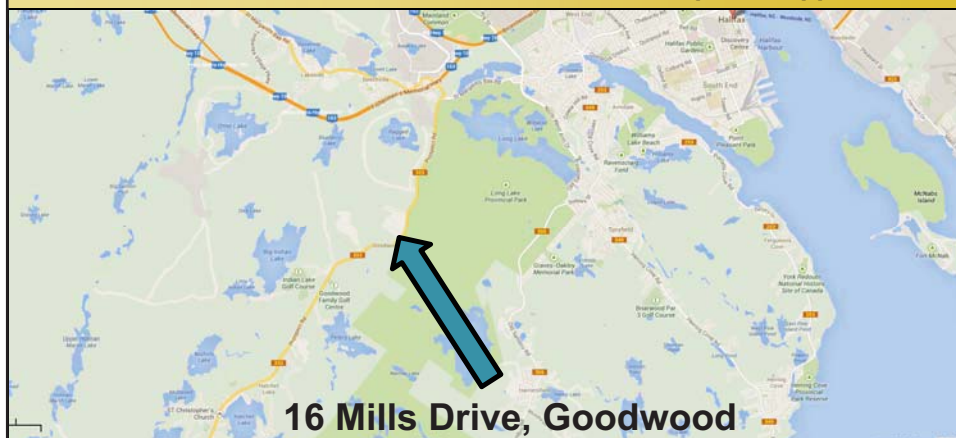
Case 17413: **16 Mills Drive, Goodwood** Request to expand the existing C&D processing facility

Public Hearing

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Location

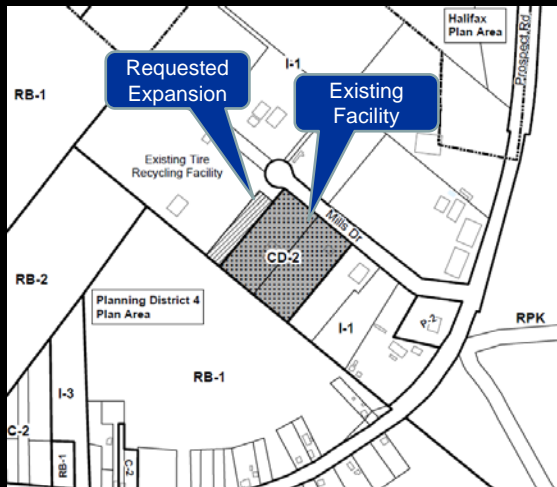
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Background

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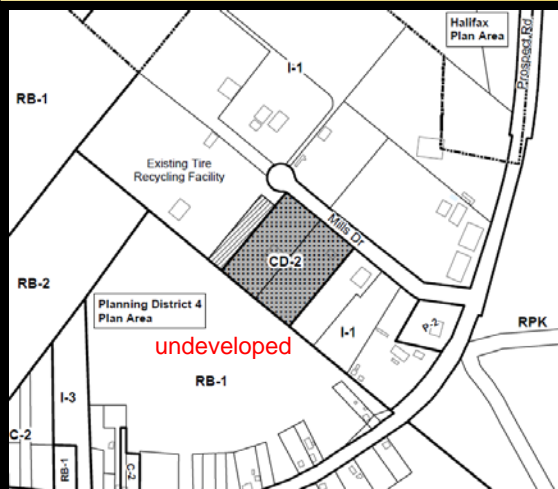


- Existing C&D Processing Facility;
- Expansion Requested;
- Expansion not contemplated by MPS;
- Regional Council initiation (April/12)

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Surrounding Uses

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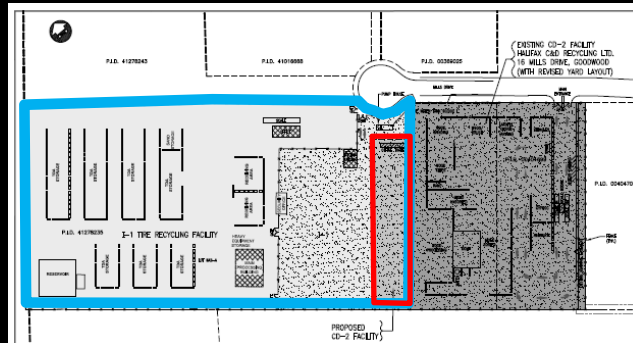


- Tire Recycling Facility;
- General Contracting Operation;
- Industrial & Commercial Uses;
- Undeveloped ;
- Dwellings (Prospect Rd.)

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Proposed Expansion

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- 17% expansion (red);
- Use portion of tire recycling facility (blue);

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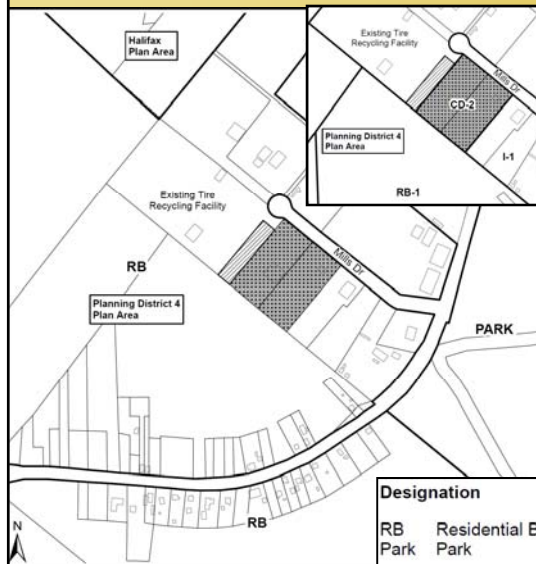
C&D Approach in HRM

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- HRM Construction and Demolition Materials Waste Management Strategy (2002);
 - Comprehensive land use regulations for C&D uses;
 - Recognize existing operations;
 - Licensing standards
 - Minimize material going to Municipal landfill;

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MPS Context



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- Residential designation;
- Acknowledge existing industrial;
- Acknowledge existing C&D;
- C&D expansion not contemplated.

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Change in Circumstance

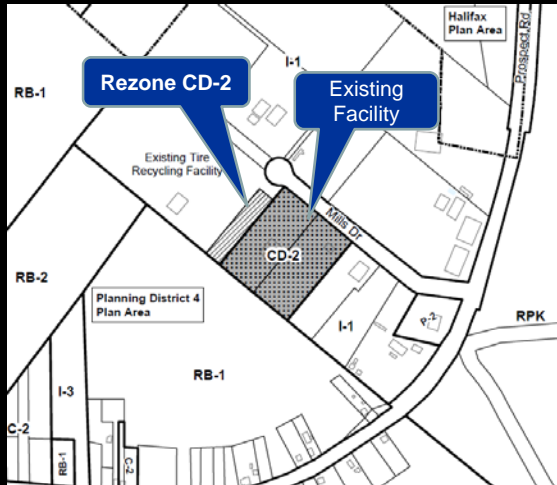
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- Processing operations envisioned in other locations;
- Mills Drive expansion not contemplated;
- No new operations;
- Mills Drive only processing facility in HRM;
- Additional land required (diversion and efficiency);
- HRM requires C&D diversion from landfill.

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Proposed Amendments

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MPS

- Allow modest expansion as shown

LUB

- Rezone from I-1 to CD-2

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Advantages (CD-2 vs. I-1)

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Land Use

- Subject land I-1;
- I-1 permits wide range of industrial and commercial;
- CD-2 only permits C&D processing and transfer

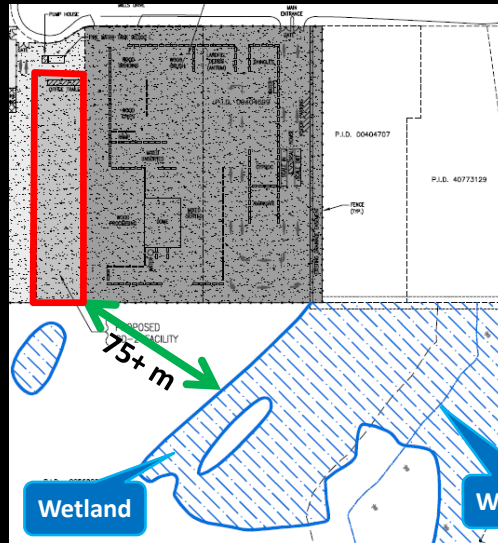
Environmental

- I-1 - standard watercourse buffer;
- CD-2 - specific zoning and site plan approval
 - 60 m watercourse setback;
 - 1:100 floodplain;
 - stormwater / surface water management

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CD-2 Zone Environmental Provisions

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- Min 60 m watercourse setback
 - Expansion 75+ m
- Prohibited inside 1:100 year floodplain:
 - Mills Drive 7m above Partridge Brook

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Additional Regulations

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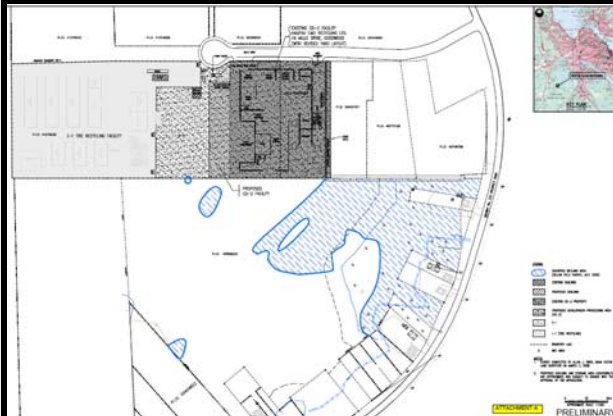
(By-law L-200)

- C&D processing facilities licensed (L-200);
- L-200 separate from the LUB;
- L-200 includes environmental provisions

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HWAB

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- HWAB recommended approval

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HWAB (Additional Recommendations)

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- HWAB also recommended:
 - forward any water quality testing to HRM; and
 - oil and grit separator

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Public Concerns

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Aesthetics (stockpiling of debris)

- L-200 restricts stockpiles
 - 6m high;
 - 75m wide;
 - 5m apart

Traffic

- Streets owned by Province;
- Province has no comments or concerns



Public Concerns

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Water Runoff

- Goodwood Steering Committee (HRM & Province);
- Assess environment (studies completed)
 - Drysdale Bog
 - Domestic Well Water Quality
 - Soil Analysis
- No concerns with water quality



Conclusions

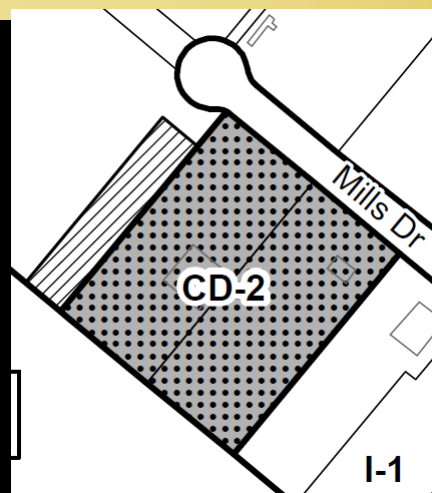
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- Modest expansion;
- Within industrial area;
- C&D regulated (LUB & L-200);
- Only facility in HRM;
- Additional land required (diversion and efficiency)
 - Diverting C&D material required;
 - recycling targets set

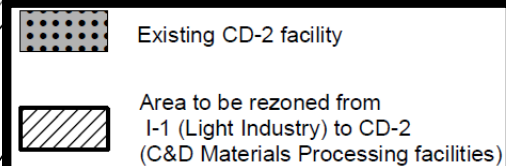
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Recommendation

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- Amend the MPS and LUB, as outlined in Attachments A and B of the August 28, 2013 staff report.



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