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Halifax Regional Council
December 14, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

Brad Anguish, Director, Environmental Management Services

DATE: December 8, 2004

SUBJECT: C&D Strategy - 2005 License Renewal Process

INFORMATION REPORT

ORIGIN

By-Law L-200 annual renewal of HRM licensed Construction & Demolition (C&D) facilities and the December 7, 2004 meeting of Regional Council.

BACKGROUND

In July 2001 (after an extensive public process consisting of approximately fifty (50) meetings of Community Councils, Planning Advisory Committees, Watershed Advisory Boards, the Solid Waste /Resource Advisory Committee, which included the amending of the nineteen (19) Land Use By-Laws creating new zoning for C&D facilities), Regional Council approved By-Law L-200 and Administrative Order # 27. As contained in the preamble, the purpose of By-Law L-200 is to:

- maximize diversion from landfill through recycling of construction and demolition debris in keeping with the Halifax Regional Municipality Solid Waste Resources Strategy;
- increase economic activity and value added processing through recovery of construction and demolition debris;
- provide an opportunity to properly dispose of construction and demolition debris that cannot be recycled; and
- ensure minimal environmental, land use and nuisance impacts from the operation of construction and demolition debris processing and disposal facilities.

This report provides Regional Council members an update of the annual renewal process of HRM licensed C&D facilities for the upcoming 2005 year.

DISCUSSION

As per By-Law L-200 and Administrative Order # 27 (Attachment # 1), licensing requirements to operate a C&D facility include:

- a Development Permit;
- Site Plan Approval (by Planning and Development);
- a Site and Operational Plan;
- a license fee;
- bonding (\$50,000) and insurance (\$2,000,000);
- a Records Management Plan;
- the achievement of the 60% recycling as specified in Administrative Order # 27 to market C&D material; and
- for a C&D disposal facility approval by the NS Department of Environment and Labour (NSDEL).

Since the adoption of the By-Law, staff have reviewed operations and conducted quarterly site inspections at all HRM licensed C&D facilities.

As specified in Section 4 of By-Law L-200, the Administrator of the By-Law may renew the license (which expires annually on December 31st) upon payment of the annual license fee of \$50.00, provided the license holder continues to meet all of the requirements of the By-Law.

In preparation for the issuance of license renewals for 2005, the following summarizes the status of the HRM licensed private C&D facilities:

Halifax C&D Recycling Ltd. (three facilities)

1. Ross Road (Westphal) CD-1 Transfer Facility:

This facility, which has been licensed since the adoption of the By-Law, accepts C&D materials for sorting and transport to a C&D processing or a C&D disposal facility. The owner is in the process of completing major improvements intended to provide more efficient operations in 2005. These improvements include the paving of property, the relocation of the weigh scale farther back on the property (thereby permitting a larger area for trucks to wait in line before being weighed), a new office, and other general site improvements. A new site and operational plan will be submitted for staff's review and approval, along with proof of insurance and bonding for the 2005 license.

2. ***Mills Drive (Goodwood) CD-2 Processing Facility:***

This facility, which accepts C&D materials for sorting and processing for markets, has also been licensed since the adoption of the By-Law. The owner is in the process of installing a new (second) asphalt pad for sorting material. A new site and operational plan will be submitted for staff's review and approval, along with proof of insurance and bonding for the 2005 license.

3. ***Old Guysborough Road (Goffs Settlement) CD-3 Disposal Facility:***

This new state of the art C&D disposal facility (approved by NSDEL) was constructed in 2004, in accordance with Provincial Construction and Disposal Facility Guidelines, HRM's Site Plan Approval, and By-Law L-200. As a condition of the NSDEL permit, a Community Liaison Committee has been established, with members consisting of Councillor Hendsbee, local residents, and the Halifax C&D Recycling Ltd. The facility, which opened on December 2, 2004 is the first C&D disposal facility located within the Region.

RDM Recycling Ltd. (Harrietsfield) CD-2 Processing Facility

The RDM Recycling Ltd. facility, which accepts C&D materials for sorting and processing, has been licensed since the adoption of the By-Law. The operator has been advised that a new site and operational plan, along with proof of insurance and bonding, are to be provided for staff's review and approval for the 2005 license.

RDM Recycling Ltd. has submitted a proposal to NSDEL seeking approval to construct and operate a CD-3 disposal facility. HRM zoning permits both C&D processing and disposal activity. The Province has deferred the application for a C&D disposal facility until the completion of an assessment of the water quality in adjacent wells and Sheas Lake. According to NSDEL, the assessment of the water quality is scheduled to be completed in the fall of 2005.

Promotion of C&D Diversion

The HRM licensed C&D facilities have diverted 75,000 tonnes annually away from the landfill. This represents 25% of all waste/resource materials generated within HRM annually. The diversion of this material from disposal at Otter Lake benefits HRM by extending the life of Otter Lake's nine disposal cells.

Staff are working with NSDEL and RRFB to seek out new value-added opportunities for the recycling of C&D materials. Staff also continues to promote the reuse of C&D materials on the HRM web site, in the Naturally Green newsletter, at local Home Shows, at HRM Storefront Centres,

and at the Otter Lake facility where trucks with loads of C&D material are directed by the operator (MIRROR Nova Scotia) to take the material to a local HRM licensed C&D facilities. Attachment # 2 is a brochure staff uses to promote the diversion of C&D materials.

The licensing of a CD-3 disposal facility within the HRM is a significant step in the implementation of the HRM C&D strategy. With the operation of a C&D disposal facility within the Region, the portion of By-Law S-600 which specifies that non-marketable C&D residue is to remain within the boundaries of the Municipality and is to be disposed at a HRM licensed C&D disposal facility now applies.

BUDGET IMPLICATIONS

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

NA

ATTACHMENTS

1. Administrative Order # 27
2. C&D brochure

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Jim Bauld, Manager, Administrator By-Law L-200, Solid Waste Resources 490-6606

C&D Strategy
2005 License Renewal

Attachment # 1

Administrative Order 27

Respecting Materials That Shall Not Be Disposed Of In A C&D Disposal Site.

Whereas it is the desire of Halifax Regional Municipality to maximize diversion from disposal of recoverable and recyclable construction and demolition debris;

Be It Enacted by Council of the Halifax Regional Municipality as a policy pursuant to Section 49 (1) (b) of the Municipal Government Act as follows:

1. The following materials shall not be disposed of in a Construction and Demolition Debris Disposal Site, under Bylaw L-200:

- asphalt paving
- aggregate and soil
- brush and leaves
- concrete;
- milled wood free of adhesives, coatings and preservatives
- porcelain, ceramic
- root balls and stumps
- scrap metal
- window glass
- all materials banned from disposal under the Nova Scotia Solid Waste Management Regulations and subsequent amendments;

2. (1) For the calendar year 2001, a minimum of fifty per cent (50%) of all incoming C&D Material arriving at a C&D Processing Facility or Transfer Station shall be recycled or otherwise diverted from disposal.

- (2) For the calendar years 2002 to 2005, a minimum of sixty per cent (60%) of all incoming C&D Material arriving at a C&D Processing Facility or Transfer Station shall be recycled or otherwise diverted from disposal.

- (3) For subsequent years, a minimum of seventy-five per cent (75%) of all incoming C&D Material arriving at a C&D Processing Facility or Transfer Station shall be recycled or otherwise diverted from disposal.

Building or Renovating?

What is C&D waste?

Home improvements add convenience and value to a home. But the waste created by these projects also can be an environmental burden. Construction, demolition and renovation waste (C&D for short) like leftover lumber, old roofing and insulation, and used building materials accounts for 1/4 of all solid waste, taking up precious landfill space and wasting valuable resources. Sometimes C&D waste is dumped illegally, creating environmental problems and unsightly areas. C&D waste can be reduced and diverted from landfills. Simply Plan Right, Build Right and Recycle Right.

Plan Right

- Do you need to completely rebuild or could you simply renovate or refurbish what you have now? A new coat of paint works wonders to brighten up a room.
- Buy high quality, long lasting materials. It will save in the long run.
- Buy the right amount. Make sure you have just enough for your project. Talk to suppliers for advice on how much you need.

Build Right

- Avoid damage during construction. Protect building materials from weather and damage. Schedule deliveries to reduce on-site storage time and potential for damage, before installation.

- Look for re-use opportunities. Good quality used fixtures or materials sometimes perform as good as new, and save money, too.

Recycle Right

- Can someone else re-use what you don't need? Consider a renovation yard sale, classified ads or call second hand building materials outlets. Companies listed below deal in used building materials:

Renovators Resource

(429-3889);

Maritime Demolition

(468-1263);

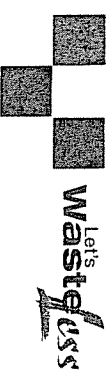
AAA Atlantic Dismantling

(860-1911);

Happy Harry's (468-2319).

Also, some charities need furniture and appliances in good working order. Look in the Naturally Green Newsletter or call us at 490-4000 for contacts.

- Builders and homeowners are responsible for proper management of C&D waste. Ask your contractor to provide a scale slip showing waste is disposed of properly.

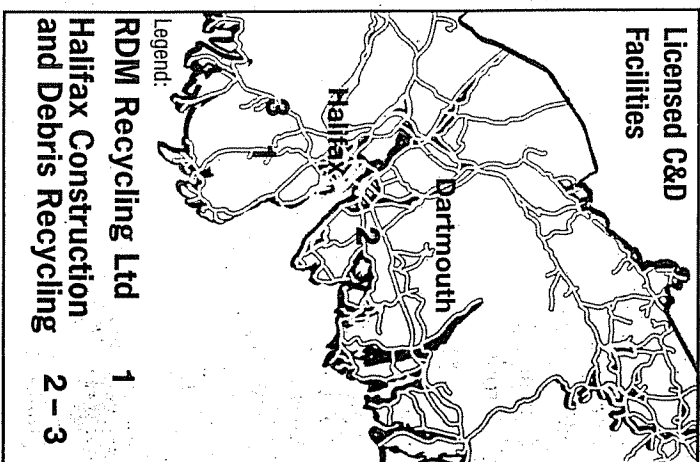


C&D recycling options

Re-use then recycle what's left. The companies listed below have been licensed by the HRM to accept C&D material.

Save on disposal fees & properly manage C&D waste. Before hiring a contractor, get a commitment that they will provide a weigh-scale slip from an HRM approved C&D operation. The slip shows that your C&D debris was disposed of properly.

- RDM Recycling Ltd.**
1275 Old Sambro Rd, Harrietsfield.
477-9995
- Halifax Construction & Debris Recycling**, 876-8644
2 locations:
- 188 Ross Rd, Westphal, Dartmouth;
- 16 Mills Dr., Goodwood (off Route 333).



... and paint.

Some building products are potentially harmful to you and the environment. The disposal/removal of hazardous materials requires that they be handled properly.

On selected Saturdays, HRM residents (Residents only, Commercial hazardous waste is NOT accepted) can bring household hazardous materials to HRM's Hazardous Waste Depot, 50 Chain Lake Dr., Bayers Lake Business Park, Halifax. Contact HRM's Call Centre at 490-4000 for more information.

Consider less toxic substitutes like latex paints, instead of solvent or oil-based paints. Dry, empty cans go into the garbage but bring leftover paint to your local Enviro-Depot® for proper disposal or recycling. Some specialty paints are not accepted. Call 1-877-313-RRFB (7732) for more info on Nova Scotia's Paint Recycling Program.

Let's Waste Less



Quick-Estimator for Renovators

- 30 screws req'd for 1 sheet (4 x 8 feet) dry-wall or 1 lb of screws for every 7 sheets;
- 1 litre of interior paint covers about 10 sq. metres (100 sq feet);
- 1 running foot of 12 foot wide flooring covers 1 1/4 sq yards, (1 linear metre covers about 3.66 sq. metres);
- 1 roll of wallpaper covers about 52 square feet (5.2 square metres). Depending on the pattern match, 2 rolls covers about 13 feet (4 metres) of wall perimeter;
- 3 bundles of standard shingles just about cover 1 square of roof (100 sq feet or 10 sq metres)

Useful Conversions

Multiply	by	to obtain
centimetres	0.3397	inches
cu. feet	62.43	lb of water
cu. feet	0.02832	cu. metres
cu. yards	0.7646	cu. metres
gallon (imp)	10.0	lb of water
gallon (imp)	4.546	liters
inches	2.540	cm
kilograms	2.2046	lb
metres	3.2808	feet
metres	39.37	inches
square feet	0.09290	square metres
tons (short)	2000	pounds
tons (short)	0.907	metric tonnes
yards	0.9144	metres

Approximate conversions:

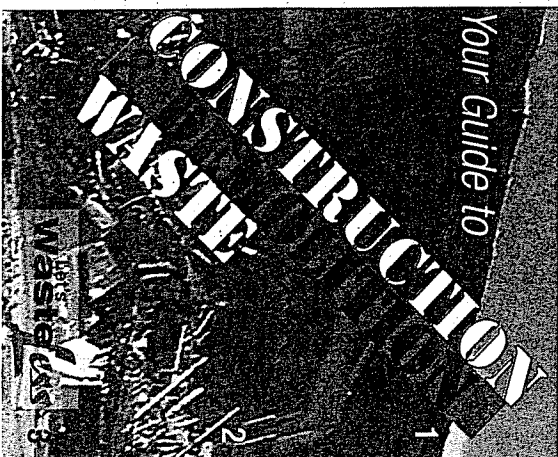
1/8 inch ~ 3 mm	1/2 inch ~ 13 mm
1/4 inch ~ 6 mm	1 inch ~ 25 mm

Produced by:

Solid Waste Resources

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www.region.halifax.ns.ca

Spring 2003



HALIFAX
REGIONAL MUNICIPALITY

Plan right!
Build right!
Recycle right!

