
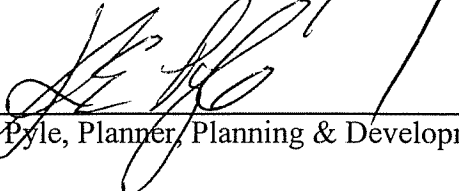


Halifax Regional Council  
May 28, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

  
Paul Dunphy, Director, Planning & Development Services

  
Kurt Pyle, Planner, Planning & Development Services

DATE: May 22, 2002

SUBJECT: **PROJECT NO. 00082: C&D WASTE MANAGEMENT  
STRATEGY**

---

---

### INFORMATION REPORT

#### ORIGIN:

Staff - status update on the process: what's happened, where we are now, and remaining steps.

#### BACKGROUND:

- During the process of reviewing HRM's C&D policies and by-laws, HRM received applications from three businesses to expand their C&D development rights and for these expansions to be considered during HRM's planning process.
- The three applicants were RDM Recycling; Halifax Construction and Debris Recycling; and Metro Construction.
- Regional Council incorporated these requests by:
  - adopting a process for evaluating these three requests and similar requests in the future; and
  - setting a deadline of March 15, 2002 for receipt of additional applications.

- Staff then notified the three applicants of the process Council had adopted and the March 15/02 deadline for new applications.
- No additional rezoning requests were received.
- March 25 to April 15, 2002, Staff presented detailed plan amendments to each Community Council and a Draft time-line for completion of the C&D Waste Management Strategy (see Attachment I).

## **DISCUSSION:**

Staff have been following the draft time-line as outlined in Attachment I. However, events have arisen during the processing that require clarification and they are as follows:

### 1) Deadline: Submission of a Detail Development Proposal

As indicated above, the three specific C&D applications currently being reviewed by staff were received before the March 15/02 deadline set by Council. In order to avoid undue delays in the process, staff sent a letter to the three applicants setting a deadline of April 15, 2002 for the submission of their detailed development proposals. The letter indicated that a minor extension to the deadline might be granted if the request was reasonable.

One applicant requested an extension of one day for submitting their detailed information. Staff allowed this since they had already complied with Council's deadline and their request did not affect the overall time-line.

### 2) Delay In Time-Line

To ensure that Councillors of the affected and abutting districts could attend the public information meeting for Metro Construction Debris Ltd., staff could not meet the May 10, 2002 deadline for completion of the public participation process. The meeting was held May 15, 2002. This has added approximately 1 week to the process but this is not considered significant given the importance of holding the public information meetings and having the appropriate Councillors in attendance.

Councillor's Warshick and Colwell have requested that an additional public meeting be held on the Halifax Construction & Debris Recycling Ltd. and Metro Construction Debris Ltd. proposals. Staff are in the process of scheduling public meetings in Porters Lake and Dartmouth (Montebello) for early June (tentative dates are June 6 and June 10, 2002). The minutes from these two meetings will not be completed before Committee of the Whole discusses these requests on June 11/02.

3) Submission of Information

Staff has requested additional information from all applicants. None of the applicants have provided the complete level of information initially envisioned by staff (ie. information required under the provincial C&D Disposal Guidelines). Consequently, staff have not completed their evaluation of all three proposals. It should be noted however that one applicant is very close to complying with all of staff's detailed information requirements. The implications upon the process and timelines of having different levels of information from the three applicants is discussed below.

4) Committee of the Whole Meeting

Staff wish to present the amendments to the municipal planning strategies and land use by-laws to the Committee of the Whole meeting on June 11, 2002. Staff will also attempt to present the three C&D disposal requests to Council at the same time. Regional Council has two options when considering the requests and they are:

- (i) set a date for a public hearing for amendments to the municipal planning strategies and land use by-laws and one, two, or three of the requests; or
- (ii) defer consideration on the requests until all applicants can provide the same level of information. This option could result in no C&D disposal site being opened during the 2002 construction season and raises the issue of fairness by holding up one application due to the quality and timing of information submitted by another applicant.

It staff anticipates undue delays because of lack of detailed information from one or more applicants, we will recommend that Council proceed with the first option. If Council disagrees with this approach, staff can be directed to pursue the second option. In the event that Council agrees with the first option, staff would continue working on the remaining applications and would bring them forward for Council's consideration once they are ready.

5) Public Hearing

It is estimated that as many as 400 people could attend the public hearing if all three applications are ready. Regional Council needs to discuss, at the Committee of the Whole meeting, whether or not a special hearing needs to be held on this project and the idea of setting aside more than one date to continue the public hearing.

**BUDGET IMPLICATIONS:**

None

**FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

N/A

## ALTERNATIVE

N/A

## ATTACHMENTS

Attachment I          Draft Time -Line: C&D Waste Management Strategy

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 Kurt Pyle, Planning Services, 490-4428

Attachment I

**DRAFT - Time Line**  
**C&D Waste Management Strategy**

<b>Events</b>	<b>Dates</b>
Deadline for New Requests (additional rights/new proposals)	March 15, 2002
Western Region Community Council	March 25, 2002
North West Community Council	March 27, 2002
Harbour East Community Council	April 4, 2002
Peninsula Community Council	April 8, 2002
Chebucto Community Council	April 8, 2002
Marine Drive, Valley, & Canal Community Council	April 15, 2002
Deadline for Detailed Information	April 15, 2002
Tentatively 3 Public Information Meetings	dates to be confirmed
Deadline for Public Information Meetings	May 10, 2002
Solid Waste Resource Advisory Committee Meeting	May 15, 2002
<b><i>Committee of the Whole &amp; Regional Council</i></b>	<b><i>May 28, 2002*</i></b>
<b><i>Public Hearing</i></b>	<b><i>June 11, 2002**</i></b>

\*Revised Committee of the Whole date - June 11, 2002

\*\*Revised Public hearings date(s) - to be determined