

MARINE DRIVE, VALLEY AND CANAL  
COMMUNITY COUNCIL  
MINUTES  
APRIL 15, 2002

PRESENT: Councillor Keith Colwell, Chair  
Councillor Steve Streach  
Councillor Gary Hines

STAFF: Mr. Kurt Pyle, Planner  
Ms. Julia Horncastle, Assistant Municipal Clerk

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**2. APPROVAL OF THE MINUTES - February 26 and March 13, 2002**

**MOVED by Councillor Hines, seconded by Councillor Streach, that the minutes of February 26 and March 13, 2002 be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

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

**MOVED by Councillor Hines, seconded by Councillor Streach, that the Order of Business, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**4. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**5. MOTIONS OF RECONSIDERATION - NONE**

**6. MOTIONS OF RESCISSION - NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS**

**7.1 Planning Advisory Committee Appointment**

**MOVED by Councillor Hines, seconded by Councillor Streach, that Mr. Gordon Sears be appointed to the Marine Drive, Valley and Canal Planning Advisory Committee. MOTION PUT AND PASSED UNANIMOUSLY.**

**8. PUBLIC HEARINGS - NONE**

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Petitions**

There were no petitions served at this meeting.

**10. REPORTS**

**10.1 Project #00082: Construction and Demolition (C&D) Waste Management Strategy for HRM: Proposed Amendments to all Municipal Planning**

### **Strategies and Land Use By-Laws**

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated April 5, 2002, on the above noted, was before Community Council.

Mr. Kurt Pyle, Planner, with the aid of overheads presented the staff report and recommendations. He advised that this was before Community Council not for approval but to receive input and comment. From here, the report will be addressed by the Solid Waste Advisory Committee and from there to Regional Council for public hearings.

Mr. Pyle advised that three applications have been received to date. Staff is in receipt of applications from RDM and Halifax C&D. He noted that if the application by Metro Construction is not received by 4:30 p.m. on Tuesday, April 16<sup>th</sup> they will be left out of the process and will have to wait until the amendments are in place.

Councillor Hines noted that presently inert material could not be moved from one site to another but rather would have to be moved to a recycling facility.

In response to Councillor Streach, Mr. Pyle advised the text for each By-Law and Planning Strategy is essentially the same but the definitions and codes may vary. This process would make it uniform throughout HRM.

On further question, Mr. Pyle advised there will be a by-law enforcement staff person assigned to ensure the businesses are doing what they are supposed to. Further, the businesses will be required to keep records on diversion.

In response to Councillor Streach on how violators will be stopped, Mr. Pyle advised this would have to go through a stop work order process.

In response to Councillor Colwell, Mr. Pyle advised the Preston C&D site development agreement is being looked and the issue is currently going through a legal process.

In response to Councillor Streach, Mr. Pyle advised the materials in the core area are going to either the RDM, Halifax C&D or the Preston C&D site.

Mr. Jack Eisner, Eisner Contracting, reading from prepared text, addressed the Community Council regarding By-Law L-200. Mr. Eisner suggested changes that could be made to enhance the By-Law and it's enforcement.

Councillor Hines noted that there is a risk that when materials go to only one facility it may create a monopoly.

In response to Councillor Streach, Mr. Pyle advised these facilities would not take

household recyclables.

Mr. Craig Williams, East Preston, noted that residents as well as contractors and construction workers may not be aware that these regulations exist; therefore, there needs to be an education process. He stated consultation with contractors is very important in having this process succeed.

Councillor Colwell stated that the recommendation would go forward with an amendment that staff clarify and incorporate the recommended amendments suggested by Mr. Eisener in his submission.

**MOVED by Councillor Streach, seconded by Councillor Hines that Marine Drive, Valley and Canal Community Council recommend that Halifax Regional Council:**

- (i) move first reading and schedule a public hearing to consider proposed amendments to MPSs and LUBs within the jurisdiction of Marine Drive, Valley and Canal Community Council;**
- (ii) approve amendments to the Municipal Planning Strategies and Land Use By-Laws within the jurisdiction of Marine Drive, Valley and Canal Community Council, as outlined in Attachments II and VII, inclusive, to implement HRM's C&D Waste Management Strategy; and,**
- (iii) amend HRM's C&D License By-Law (L-200) as outlined in Attachment VIII;**
- (iv) the submission and comments provided to be considered for incorporation within the strategy.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Mr. Spencer Colley, East Preston, expressed concern with what may happen if someone could not afford to move materials off their property to the C&D site, noting there is currently illegal dumping in the area.

Mr. Craig Williams, East Preston, suggested there be monthly inspections of the sites.

**11. MOTIONS - NONE**

**12. ADDED ITEMS - NONE**

**13. NOTICES OF MOTION - NONE**

**14. PUBLIC PARTICIPATION**

Mr. Jim O'Connor, on behalf of the mobile sign companies, made a presentation to Community Council regarding suggested changes to the Sign By-Law.

Mr. Craig Williams advised that garbage is being dumped off in the area of Upper Governor Street and suggested a sign be erected advising the area is protected by video surveillance. He expressed concern with contaminants that may be getting into the water supply as the homes are on wells as well as subsequent runoff into the waterways in the area.

Councillor Colwell advised the property in question is owned by the Province and the Department of Transportation has advised it will clean up the refrigerators and take the CFC's out. The Councillor suggested Mr. Williams contact HRM By-Law Enforcement regarding the signage.

A resident noted there are very few recreation programs in the community for children and noted there is a need for a full time staff person at the recreation centre. He also expressed concern that paving has not been done in the subdivision located in the area. Councillor Colwell advised of the petitioning process that is required to petition the Province to add the streets to their list of paving projects.

Mr. Colley advised that many of the wells in the area contain arsenic and suggested this be brought to the attention of HRM Water Commission staff.

Councillor Colwell advised he would set up a meeting with area residents and the ratepayers association to receive input on areas of concern in the community.

**15. NEXT MEETING**

To be determined.

**16. ADJOURNMENT**

**MOVED by Councillor Streach, seconded by Councillor Hines, that the meeting be adjourned at 9:40 p.m. MOTION PUT AND PASSED UNANIMOUSLY.**

**Julia Horncastle  
Assistant Municipal Clerk**