

The background of the slide features a large, abstract geometric design. It consists of several overlapping triangular and quadrilateral shapes in various shades of blue, ranging from a deep navy to a light sky blue. The word "HALIFAX" is prominently displayed in the upper right quadrant, set against a dark blue background.

# HALIFAX

## **Public Information Meeting for Case 20634**

Rezoning for 130/ 148 Mann Street  
Bedford

November 23, 2017

# Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

# Introductions

**Jennifer Chapman**— Planner

**Tim Outhit**— Councillor

**Tara Courvette** – Planning Controller

**Holly Kent**— Planning Technician

**Dean MacDougall**— Planner

**Laurie Lewis**— Program Manager, Solid Waste

**Alonzo MacDonald**— Diversion Compliance Officer

**WM Fares**— Applicant

# Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

# Purpose of this Meeting

- Provide information to the public on the proposed development at 130/ 148 Mann St
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process

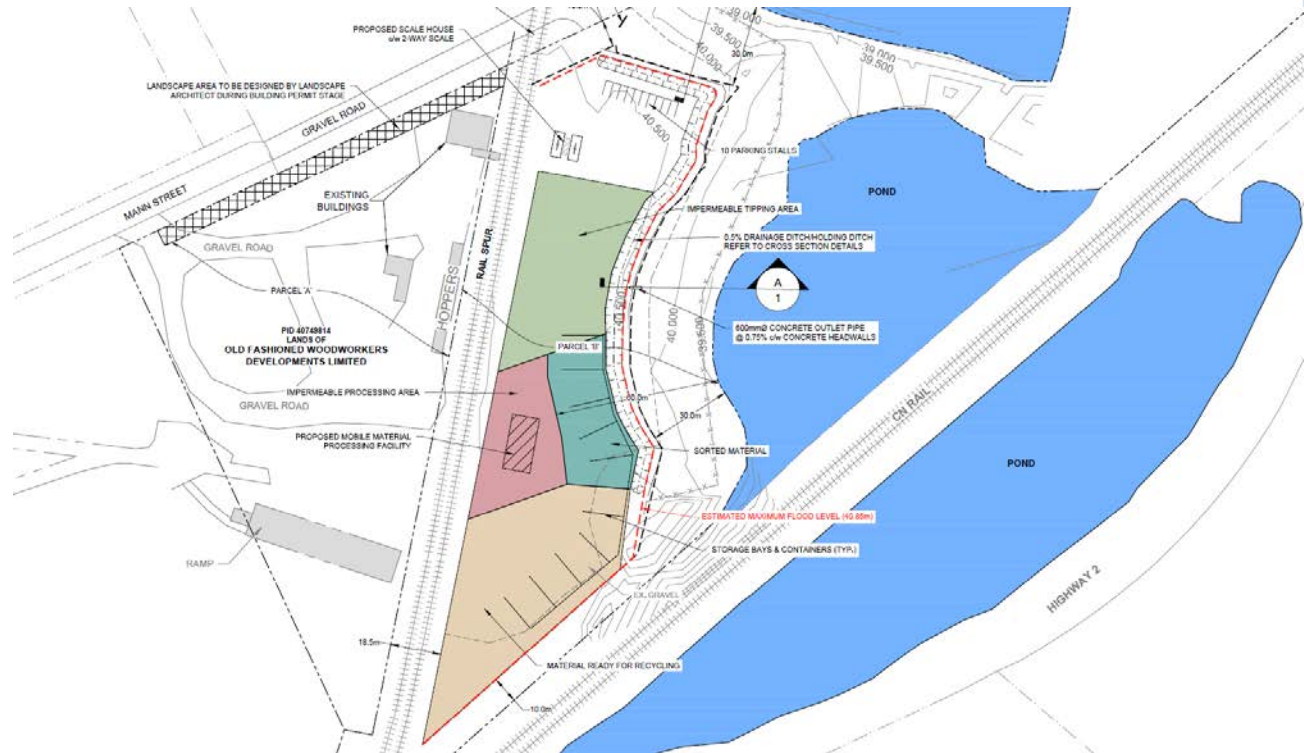
No decisions will be made tonight

# Applicant Proposal

Applicant: WM Fares

Location: 130/ 148  
Mann St, Bedford

Proposal: Rezone the  
lands to C&D Materials  
Processing Facilities  
(CD-2) Zone to enable  
the development of a  
construction and  
demolition processing  
business



Proposed site plan

# Background

## C&D Waste Management Strategy

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- In 2002 Regional Council adopted Construction and Demolition Materials Waste Management Strategy;
- Minimize amount of material going to Municipal landfill;
- Provide specific and comprehensive land use regulations for C&D uses;
- Provide licensing standards under By-law L-200;
- Recognize existing operations; and
- Consider new or expanded facilities in industrial or resource designations

# By-law L-200

## Licensing of Construction and Demolition Materials Recycling and Disposal Operations

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- a) Maximize diversion from landfill through recycling of construction and demolition debris in keeping with the Halifax Regional Municipality Solid Waste Resources Strategy;
- b) Increase economic activity and value added processing through recovery of construction and demolition debris;
- c) Provide an opportunity to properly dispose of construction and demolition debris that cannot be recycled;
- d) Ensure minimal environmental, land use and nuisance impacts from the operation of construction and demolition debris processing and disposal operation.



# Policy & By-law Overview

## Bedford Municipal Planning Strategy - Bedford LUB

- **Zone**

- IHI (Heavy Industrial) Zone

- **Designation**

- Industrial

- **Existing Use**

- Cement Operations/  
Vacant

- **Enabling Policy**

- SW-6 and SW-7– Policy to consider rezoning to Construction and Demolition Zones



**HALIFAX**

# Site Context

130/ 148 Mann St, Bedford



Site Boundaries in Red

HALIFAX



# Site Context



Subject site looking West



# Site Context



Subject site looking east

[illegible]

# Permitted Uses

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## Proposed Zoning

### C&D- 2

- Construction and demolition materials processing
- Construction and demolition materials transfer

## Current Zoning

### Heavy Industrial Zone

- Warehouse and storage distribution centres;
- Manufacturing, processing, assembly or warehousing;
- Railway uses;
- Trade centres, building supplies sales and wholesalers,
- Recycling facilities;
- Construction industries;
- Concrete, brick and asphalt plants;
- Utilities
- Bulk storage facilities
- Drycleaning establishments;
- Local solid waste transfer stations
- Auto body repair shops
- Uses permitted in the ILI Zone,
- Uses accessory to the foregoing uses

# CD-2 Zone

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- Water course setback – 30 m for transfer use, 60 m for processing
- Residential and institutional setback– 90 m
- Setback from a property line 10 m
- Landscaping plan to minimize impacts on land owners
- Solid waste storage containers must be screened

# Policy Consideration

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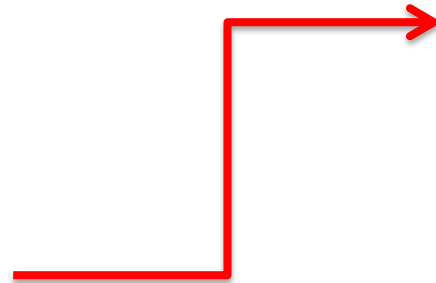
Enabling Policy SW-6 and SW-7: Rezoning to CD-2, requires Council consider the following in rendering their decision on a Development Agreement:

- Impacts on surrounding developments
  - Scale and design
  - Site layout
  - Landscaping and buffering
- Open storage
- Access to site
- Impacts on watercourse



# Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &  
Review

Public Information Meeting

Planning Advisory  
Committee Meeting

Plan Revisions &  
Refinement

Staff Report with Draft  
Policy & Recommendation

Community Council  
Meeting

# Presentation by Applicant

WM Fares

# 148 Mann Street

Rezoning from IHI to CD-2 Zoning





# Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

# Thank You For Your Participation

We are Looking to Improve the way we  
Communicate with Community Members  
Please Complete a Survey Before You Go

**HALIFAX**

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