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MEMORANDUM

TO: Chair and Members of Halifax & West Community Council

CC: Maria Jacobs, Planner I, Planning Services
Matthew Keliher, Manager Solid Waste, Solid Waste Resources

FROM: Tom Musial, Chair of Western Common Advisory Committee

DATE: November 23, 2017

SUBJECT: Case 21209: Amendments to the Regional Municipal Planning Strategy (MPS), The Halifax Municipal Planning Strategy and Land use by-law for the expansion of HRM Compost Facility at 61 Evergreen Place

The Western Common Advisory Committee received a staff memorandum dated September 21, 2017 and heard a staff presentation on Case 21209 at their September 27, 2017 meeting. After a discussion, the Committee deferred consideration of the matter to enable staff to provide historical data, a sample of several years of soil and surface water testing over the last 20 years, along with the most recent 2016 data. A special meeting was held October 25, 2017 and the following recommendation was approved:

That the Western Common Advisory Committee does not support replacing and enlarging the HRM Compost Facility at 61 Evergreen Place for the following reasons:

1. Location

The area has a history of contamination difficulties and offensive smells. Such problems are not good for a sensitive environment, the local community, or a wilderness recreational park.

2. Zoning

Designating a sensitive wetland area 1-3 (General Industrial) would be inappropriate and would set a precedent for future heavy industrial use in the area.

3. Environmental Assessment

The WCAC may not have the necessary expertise to do a proper assessment of the data that has been provided for review. Such analysis is best done by Nova Scotia Environment, and NSE has not conducted an environmental assessment of the site of the proposed new facility.

4. Encroachment

The Western Common was set aside as designated Park land in 2002 in part so that it would not be used as a "land bank" from which to borrow land anytime a need might arise. Encroaching on

designated Park land would contravene this principle and would set a precedent for future encroachment on Western Common lands.

5. Financial Incentive

The proposal to replace and expand the present facility does not acknowledge the contamination or smell issues that the present site has experienced, does not indicate what remediation (if any) would be carried out, and does not provide any safeguards that would prevent these issues from recurring on an even larger scale. No amount of financial incentive would provide adequate compensation in exchange for the possible perpetuation of these issues.

This recommendation has been provided to HRM planning staff for review and consideration, and will be addressed in their staff report to the Halifax West Community Council.