

**HALIFAX REGIONAL MUNICIPALITY**  
**Public Information Meeting**  
**Case 21440**

***The following does not represent a verbatim record of the proceedings of this meeting.***

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**Monday, April 23, 2018**  
**7:00 p.m.**

**Ross Road School - Gym - 336 Ross Rd, Westphal, NS**

**STAFF IN**

**ATTENDANCE:** Jesse Morton, Planner II, HRM Planning  
Thea Langille, Principle Planner, HRM Planning  
Iain Grant, Planning Technician, HRM Planning  
Tara Couvrette, Planning Controller, HRM Planning

**ALSO IN**

**ATTENDANCE:** Councillor, Lorelei Nicoll, District 4  
Scott Kyle, Dillon Consulting Limited – Applicant  
Mike & Dan Chassie – Owner of Halifax C & D Recycling Ltd.

**PUBLIC IN**

**ATTENDANCE:** Approximately: 17

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The meeting commenced at approximately 7:07 p.m.

**Call to order, purpose of meeting – Jesse Morton**

Mr. Morton introduced himself as the Planner and facilitator for the application. He also introduced: Thea Langille – Principle Planner with HRM; Councillor Lorelei Nicoll; Councillor Hendsbee; Tara Couvrette – Planning Controller; Iain Grant - Planning Technician; Scott Kyle, Dillon Consulting Limited – Applicant; and Mike & Dan Chassie - Owner of Halifax C & D Recycling Ltd.

Case 21440 – A request to amend the Cole Harbour / Westphal Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to enable the expansion of the existing construction & demolition (C&D) transfer station into the rear portion of 206 Ross Rd.

Mr. Morton explained that the purpose of the Public Information Meeting (PIM) is to: a) identify that HRM has received a proposal for the site; b) provide information on the project; c) explain the Planning Policies and the stages of the Planning Process; d) give Staff to opportunity to receive public feedback regarding the proposal. No decisions are made at this PIM.

**1a) Presentation of Proposal – Mr. Morton**

Mr. Morton provided a brief introduction and made a presentation to the public outlining the purpose of the meeting, status of the application and the applicant's request. Mr. Morton outlined the context of the subject lands and the relevant planning policies.

**1b) Presentation by Mike Chassie, Land Owner**

Mr. Mike Chassie explained why the amendment application was being requested and what the transfer station would look like if the expansion was approved.

## 2. Questions and Comments

**Brian McNeil, Ross Rd** - Does not want the C&D transfer station on Ross Rd, and feels it should be located in an industrial park because of the noise, dust, tire repairs (from all the nails on the road) and garbage (in the ditches) that it creates. Mr. McNeil stated that this use is a “junk yard” and will pollute the Little Salmon River.

**Eugene Jasinski, Beaver Cres, Owner of Jem** - Has owned 65 acres of property along Salmon River and Lawrencetown Rd. for about 45 years. Mr. Jasinski wanted to know how this facility was initially approved. **Mr. Morton** explained that the Municipal Planning Strategy for this area contains a policy that enables a C&D transfer station on the subject property. **Mr. Jasinski** stated that he has never experienced a traffic problem on Ross Rd, and if this is the justification for this amendment application, it is not a valid rationale. Mr. Jasinski feels the applicant is saying that so they can get more property to keep doing what they are doing. Mr. Jasinski feels that this use hurts the area’s development prospects and its future. Homburg applied to develop 200 acres along the Salmon River. It was a plan that would include water, sewer, pavement, trees, walking trails, schools and churches; a development that would have rivaled Forest Hills and Colby Village. It would have required a great deal of capital, labour, construction, commercial trades and a lot of tax dollars. Mr. Jasinski feels the city and province should put their heads together to make Homburg’s plan possible. Mr. Jasinski feels the transfer station hurts the prospects of what is right and proper for this area. He does not approve of this application.

**Donna Lassaline, Ross Rd** - Had questions around the Little Salmon River. The river is a very environmentally sensitive area, and she would like to know if there has been an environmental study done. **Mr. Morton** explained that the proposal satisfies the minimum watercourse setback requirement. The application is currently being circulated and other HRM departments will provide feedback on the application, as well. **Ms. Lassaline** stated that 30 meters is not very much considering this is a flood plain area. If there are sensitive materials lying around and the river floods they will go into Little Salmon River. **Ms. Lassaline** was involved in an appeal to the URB regarding a rezoning application in Cole Harbour and at that time she believed the Little Salmon River was under the federal government’s jurisdiction. **Mr. Morton** was not aware of the application / appeal she was referring to. **Ms. Lassaline** wanted to know if this was the same company that was trying to get a recycling depo in East Preston. **Mr. Morton** – No. **Ms. Lassaline** asked if there was an environmental issue and/or if the land had to be remediated; who would be responsible. **Mr. Morton** explained that before development permits are issued all of those matters would have to be vetted. **Ms. Lassaline** would like to know why a tailing pond is required. **Mr. Dan Chassie** explained that the pond is not required. Mr. Chassie also explained that the province does not regulate any CD-1 or CD-2 facilities, only CD-3 facilities, which is a landfill; this location is not a landfill. The setback of 30 meters is something that they asked for because the province, back in the day, only required 10 meters. **Ms. Lassaline** wanted to know what 30 meters looked like. **Mr. Dan Chassie** said that would be about the length of the gym. **The public/audience** stated it would be about the width, not length, of the gym. **Ms. Lassaline** wanted to know what type of materials are recycled. **Mr. Dan Chassie** said they are construction materials. Mr. Chassie also explained the water testing program that his company started on their own and have been doing for about 3 years now. It is not required in any of their licenses; the owners started the program so they could show their test results – testing occurs every 3 months - to anyone who complained that the transfer station is releasing contaminants into Salmon River. The materials that are recycled don’t stay on the property long enough to have any leaching. The pond will be a lined pond and all water from the site will run into the pond; staff can then pump the water back and reuse it for any dust control that is necessary. The engineered wetland ensures that when a storm occurs, water isn’t directly going into the brook – the facility has a controlled runoff. If there is ever a problem staff have the ability to shut that water and pump it out, haul it away or treat it. **Ms. Lassaline** wanted to know what would be in that water. **Mr. Dan Chassie** stated it would be parking lot water. The same runoff as you would find on any other

parking lot. Just rainwater. **Ms. Lassaline** stated she has never had any problem with any backup from this facility on Rodd Rd. She said the only tie up on Ross Rd is due to vehicles accessing the #7 highway. **Mr. Dan Chassie** said they have had as many as 15 vehicles waiting to get into their facility with people waiting to get in, in the morning, which they deter as much as they can. There can be backups on Ross Rd and the neighbourhood has made complaints.

**Public** – Can this project be moved to another location? **Mr. Dan Chassie** stated they tried to get into Burnside but there was a zoning issue and it wasn't an affordable option. **Public** – How long is this project going to be good for? **Mr. Dan Chassie** – 100 years. **Public** – As the population grows this project is going to be bad. It should be moved.

**Randy Sampson, Ross Rd** – If there isn't a financial gain for the proposed expansion then what is the gain? **Mr. Morton** stated there is no gain for HRM. The addition will improve the on-site efficiency and will stop traffic backups, as well as help eliminate some of the dust. **Mr. Sampson** said with all this added expense to the owner and no gain, just to slow down the traffic - why do it? **Mr. Dan Chassie** explained that the transfer station's license requires a 75% diversion rate and right now, on the weekends, they have 120+ residents dumping their yard cleanup debris here; that material has to be trucked over to Halifax to be sorted. This expansion will allow on-site material sorting in the bins. There won't be more materials, the expansion will save the owners from trucking material around. The transfer station will operate more efficiently and meet the desired goal of a 90% recycling rate - the first in Canada. **Mr. Sampson** stated it sounded like a good answer to him. Mr. Sampson noted he has seen a lot of positive work done by the transfer station owners, including extra effort to clear the side of the road. Mr. Sampson wanted to know why it took until now to do this. **Mr. Dan Chassie** explained that it's due to the length of time it took to acquire the abutting property (i.e., 206 Ross Rd); the owners have been trying to buy it for 17 years. **Mr. Sampson** stated that moving the transfer station back from the road is one of the best things you could do. Mr. Sampson stated that Mr. Chassie's son, Mike, stopped by his shop and spent a bit of time answering any questions that he had, which he thought was great. Mr. Sampson said he had always been the one cleaning the sides of the road and now Mr. Chassie pays people to clean the sides of the road, but feels these efforts could be expanded further along the road. **Mr. Dan Chassie** stated that is something that can be considered. Mr. Chassie stated they have done some fundraisers and clean up on different properties. When they purchased the property, they did 50 container loads of cleanup because of the amount of debris that was on the property. They intend to keep the property clean now. **Mr. Sampson** stated that it shows; you can see it from the aerial photos and just from being around that they have made a great effort in the last year. Mr. Sampson stated that people have dumped materials on his property when the transfer station is closed; he has then brought the materials over to the facility, even though he knows a staff person would have collected the materials, had he asked. **Mr. Dan Chassie** has turned people away and knows some people will do that sort of thing, but can't do anything about that - criminals will be criminals. **Mr. Sampson** said he has a list of plate numbers and vehicles that have been violating the rules and not covering up there loads and speeding up and down the road. **Mr. Dan Chassie** told Mr. Sampson that they could go over the list together. Staff warn everyone who ends up on the scale that loads must be covered, but that's all they can do; the RCMP, compliance officers, and bylaw officers must police. **Mr. Sampson**, stated the nails over the road is a real issue with residents getting flat tire all the time. **Mr. Mike Chassie** stated they are taking a magnet, which is attached to a ½ ton truck, up and down the shoulder of the road. **Mr. Sampson** - What is to say that will continue that process if the application is approved? **Mr. Mike Chassie** stated they have been doing this for a while now and will continue to do it in the future.

**Janet Barker, Ross Rd** – Is impressed by the employees who have been going up and down the road. After that last miserable rain storm, she noted that employees almost had to wear hip waders to get into the ditch and they were in there cleaning it out water and all. She's also seen the employees out with magnets collecting nails, screws and things that drop off. Further, Ms. Baker

has seen the traffic backups going into the site and the noise that comes from the site (but this is something you get used to). Ms. Baker is impressed with the Chassie's plans and how they're doing business. They are being proactive to make sure that the wastewater is looked after.

**Brian McNeil, Ross Rd** – Would like to know from the Councillors if there are any plans in place to improve Ross Rd, the pavement, shoulder etc. Both ends of Ross Rd are very dangerous to get in and out of.

**Deb Day, Mineville** – Stated that when she was young, and lived / played in the area there was a lot of debris. If the Chassies are cleaning the debris, that is a great thing. Ms. Day is the chair of the coalition for saving healthy communities in Preston, Mineville, Lake Echo and Porters Lake, and Mike Chassie invited the coalition to talk so they could outline the plan and get the coalition's comments. They didn't have to do that. Ms. Day has a construction demolition expert on the coalition and they meet with the Chassies to give their impression - they were thrilled with that they saw. They had one small suggestion for an additional berm, which the Chassies thought was a good idea. They went that extra step and it was not necessary. Ms. Day said they are not saying yes or no to what they are proposing, just that this is what happened.

**Brian McLeod, Ross Rd** - To the councilors – is there going to be anything done about Ross Rd? Brian stated that he's been there 15 years and the road had deteriorated to the point that it's falling down on the sides. Some properties flood because the water in the ditches doesn't go away fast enough. They came out and dug out a hole here, a hole here, and then went off to the next property. The city wouldn't even give him the dirt that came out of his own driveway, they said it belongs to the city. Mr. McLeod wanted the dirt to fill in the ruts in his driveway. Mr. McLeod's house is on a hill and there's insulation in the back of their yard; they didn't want their dogs to chew insulation. Mr. McLeod stated that they like the plan. If they push the transfer station back further, keep it clean and keep the noise down it would be great; no big deal you get used to it but the road is going to continue to fall apart. What happens when the big trucks come in and the road caves in?

**Neil Peters, Brookside Ave** – Is very concerned about Little Salmon River. Mr. Peters has been in the area for over 50 years and has seen a lot of development and most hasn't been beneficial to Little Salmon River. You're lucky to see ducks in the river; all the fish have gone because of the pollution. All the sediment from the gravel is going into Little Salmon River. What is preventing this site's runoff from going into Little Salmon River? What will happen to all the water/garbage if the area floods? The plan on paper might be acceptable to some people, but it is not acceptable to Mr. Peters because the more garbage that is hauled to the site to be recycled, processed, reprocessed, and redelivered elsewhere, the greater likelihood that it could end up in the Little Salmon River. Residents used to swim in the river but because of the abuse that it has taken, the sediment, you can't even get in it. Why is the transfer station in this area, other than economics? This area is subjected to flooding and this proposal will be a disaster. Mr. Peters would like this use out of the Ross Rd area altogether. Will this bylaw change be restricted to this site or community wide? Could other industries come into the area and contribute to the pollution of Little Salmon River. **Mr. Morton** explained the process. **Mr. Peters** said that means we have to put all our trust in the Councilors and that they will put our best interest at heart. Mr. Peters is very suspicious of this proposal and with his 50 years of experience he is not sure that it should proceed. Industry is looking out for number one and the all mighty dollar

**Janet Barker, Ross Rd** - Would like to know the elevation between the proposed construction area and the river. **Mr. Dan Cassie** stated it is about 3 ½ meters down to about 2 ½ meters above the high-water mark, the river is still another meter below that. **Ms. Barker** wanted to know if the applicant thought about adding a berm. **Mr. Dan Chassie** explained what they had planned, and where berms and landscaping would be. **Ms. Barker** wanted to know how long materials are held on-site before being shipped away. **Mr. Dan Chassie** explained that they can't hold them on-site

more than 15 days but their turnover is actually less. There are times, like Hurricane Juan, for example, when their time restrictions are extended so they can truck at night.

**Brian McLeod, Ross Rd** – If Kinsmans floods, Little Salmon River is already done because of the junk yard. The junk yard has been there for 50 years. To say that it is going to be a disaster if it floods, the damage has already been done. The junk yard is more to blame for ruining the river than the transfer station.

**Donna Lassaline, Ross Rd** – Just because the junk yard has been there for 50 years and has caused problems we can't justify adding more contaminants to the river. Ms. Lassaline respects the applicants, however, her main concern is the Little Salmon River and Cole Harbour. Several years ago, properties were protected by an environmental plan but more contaminants kept being added. Storms are getting worse, so flooding is going to happen more often.

**Brian McNeil, Ross Rd** – Asked the councilors to make remarks about their concerns regarding Rodd Rd.

**Councillor Nicoll** - Addressed some comments and concerns regarding Ross Rd and offered to speak with people after the meeting.

**Brian McLeod, Ross Rd** - Wanted to know what type of materials get recycled at the transfer station, is there a list of items you take into your yard. **Mr. Mike and Dan Chassie** stated they do not accept hazardous materials. If somebody brings materials that they don't accept or unacceptable materials are left on-site unbeknownst to them, the individual is told to come back and get it or they will be charged a disposal fee.

**Public** – Wanted to know when this would be completed. **Mr. Morton** explained next steps, public hearing, etc.

### **3. Closing Comments**

**Mr. Morton** thanked everyone for coming and expressing their comments.

### **4. Adjournment**

The meeting adjourned at approximately 8:24 p.m.