



**Subject:** *Plan Update - Salvage Yards*  
**To:** CAO for Planning Advisory Committee, September 21, 2021  
**Date Prepared:** September 14, 2021  
**Related Motions:** PAC21(14), PAC21(5), PAC21(6), C21(23), C21(24), PAC21(26)  
**Prepared by:** Debbie Uloth, Project Planner  
**Approved by:** John Woodford, Director of Planning & Development

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### Summary

As part of the ongoing plan review, Planning staff are preparing background papers to discuss and propose approaches to different land use issues within the Municipality. The current background paper discusses salvage yards and proposes updates to the definition and how they may be regulated in the future planned area of East Hants.

### Financial Impact Statement

The Community Plan Update has been budgeted for in the 2021/2022 Municipal Budget.

### Recommendation

Authorize staff to begin preparing land use policies and regulations for salvage yards, located in the future planned area, based on the direction identified in staff's report.

### Recommended Motion

*Planning Advisory Committee recommend that Council:*

- *authorize staff to begin preparing land use policies and regulations for salvage yards, located in the future planned area, based on the direction identified in staff's report dated July 20, 2021.*

## Background

As part of the process of bringing comprehensive planning to the future planned portion of East Hants, current land uses need to be identified and understood. Salvage yards are one of those uses.

Salvage yards are defined in the Land Use Bylaw as shown below. There is a similar definition for scrap yards.

**Salvage Yard** means any premises where used bodies or parts of automobiles, or used bodies or parts of other vehicles or machinery are placed or stored or kept. This use does not include the use of scrap yard.

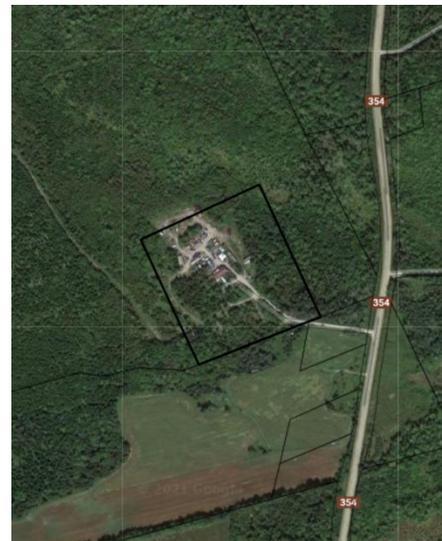
**Scrap Yard** means a lot or premises used for the storage or handling of scrap material including but not limited to, wastepaper, rags, bones, bottles, used bicycles, vehicles, tires, metal, or other scrap material for salvage.

Under the current provisions of the East Hants Official Community Plan, Salvage Yards are only permitted in the Rural Use (RU) Zone and Industrial Commercial (IC) Zone by development agreement.

According to Nova Scotia Environment and Climate Change, there are three salvage yards that are in operation in the future planned area of East Hants. These salvage yards have been identified below with the associated PIDs and a satellite image from Viewpoint.



JEFF MILLER AUTO PARTS LIMITED  
PID 45210853 & 45159340, Noel Shore (35 & 80 acres)



COUNTRY HILLS AUTO SALES &  
RECYCLED PARTS  
PID 45130663, Upper Rawdon (12.6 acres)



W. D. LAWRENCE AUTO SALVAGE LIMITED  
PIDs 45330750, 45129582, 45129590 Upper  
Rawdon (total 181 acres)

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## Discussion

As mentioned previously, under the current provisions of the Municipal Planning Strategy and Land Use Bylaw, salvage yards may only be considered by development agreement in the Rural Use (RU) Zone and the Industrial Commercial (IC) Zone. With the extension of land use regulations to the future planned portion of East Hants, regulations for salvage yards have to be considered in this area. Staff recommend that new salvage yards, located in the future planned area of East Hants, also be considered by development agreement. Salvage yards have the potential to cause land use conflicts with neighbouring land uses, in addition public engagement on the location of a salvage yard is an important part of the development of such an intensive land use. Issues that could be considered via a development agreement application are unsightliness of a property, buffering/fencing, noise, setbacks, hours of operation, and signage.

For the three salvage yards currently operating in the future planned area of East Hants, amendments would be added to the Official Community Plan that would allow these facilities to continue to operate legally and a development agreement would be required if the facilities were to increase in size beyond their current properties. In addition, all new salvage yards would be required to apply for a development agreement.

Planning staff believe that the proposed current method of regulation is fair and is in line with regulations that are applicable to salvage yards in operation in the comprehensive planned portion of East Hants.

### Proposed Change to Definitions

The LUB definition for Salvage Yard and Scrap Yard are similar and can be difficult to interpret. In order to be more in-line with the definition used by Nova Scotia Environment and Climate Change and to ensure no overlap in our own regulations, staff are recommending that the definition for salvage yard and scrap yard be combined for one definition of Salvage Yard. Nova Scotia Environment and Climate Change does not use the term “scrap yard” in their publications. Therefore, staff are proposing the following salvage yard definition replaces the existing definition and that the definition of scrap yard is deleted.

**Salvage Yard means a premise where used bodies or parts of automobiles, or used bodies or parts of other vehicles or machinery/industrial equipment are placed or stored or kept.**

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## Conclusion

Planning staff have proposed an approach to regulating salvage yards in the future planned portion of East Hants and have proposed an amendment to the existing definition of salvage yard.

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## Recommendation

Authorize staff to begin preparing land use policies and regulations for salvage yards, located in the future planned area, based on the direction identified in staff’s report.