

Community Plan Update: Salvage Yards

Planning Advisory Committee
September 21, 2020

Planning & Development Department



EAST HANTS

Background

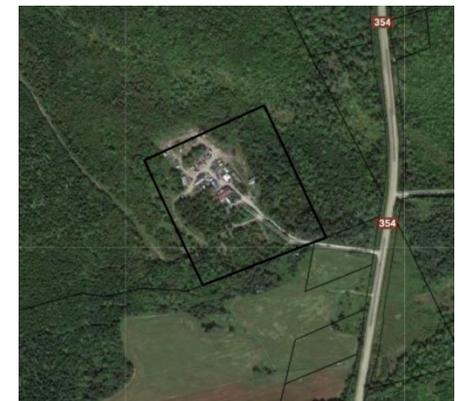
- Under the current provisions of the East Hants Official Community Plan, Salvage Yards are only permitted in the Rural Use (RU) Zone and Industrial Commercial (IC) Zone by development agreement.
- According to Nova Scotia Environment and Climate Change, there are three salvage yards that are in operation 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, Noel Shore
(35 & 80 acres)



W. D. LAWRENCE AUTO SALVAGE LIMITED
PIDs 45330750, 45129582, 45129590 and
45129434, Upper Rawdon
(180 acres)



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



Discussion

- Under the current provisions of the MPS and LUB, salvage yards may only be considered by development agreement in the RU and 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 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 Plan that would allow these facilities to continue to operate legally and a development agreement would only be required if the facilities were to increase in size beyond their current property boundaries.
- Planning staff believe that the proposed 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 East² 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.

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 recommends 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.*