

Request for Consideration		
<input checked="" type="checkbox"/> <b>Agenda Item</b> (Submitted to Municipal Clerk's Office by Noon at least 5 working days prior to the meeting)	<input type="checkbox"/> <b>Added Item</b> (Submitted to Municipal Clerk's Office by Noon at least one day prior to meeting)	<input type="checkbox"/> <b>Request from the Floor</b>
<b>Council or Committee:</b> CPED		<b>Date of Meeting:</b> Monday, December 14, 2017
<b>Subject:</b> Noise Bylaw		
<b>Motion for Council to Consider:</b> That CPED request a staff report outlining options for potential changes to By-Law N-200 Respecting Noise to better align prohibited times for construction related noise with reasonable standards when adjacent to residential areas.		
<b>Reason:</b> From the attached letter from the Park to Park Residents Association: "Many urban centres in Canada and abroad, including Halifax Regional Municipality, intend to intensify urban development by combining residential and commercial land-use types. The objective is to promote mixed-use neighborhoods. Under the HRM Centre Plan, development is directed to core areas on the Peninsula. As a result, more and more high density development is moving from the traditional downtown commercial areas into what were formerly low rise residential neighbourhoods....  ...With the intense development the Halifax Peninsula is experiencing comes the downside - the noise. Excessive noise in residential communities, particularly for the long hours now permitted, can have a huge impact on how they enjoy their homes and neighbourhoods.  In researching noise By-laws in other jurisdictions it quickly became apparent that progressive cities such as Toronto and Vancouver to name just two, have taken this factor into consideration and have reduced the hours for permitted construction. In Toronto for instance construction is only permitted between 7am and 7pm on weekdays and between 9am and 7:00 pm on Saturday and not at all on Sunday or Statutory Holidays. N-200, the Halifax By-Law Respecting Noise, has not been updated since 1999, long before the current development boom HRM is experiencing."		
<b>Outcome Sought:</b> Options for tighter time of day controls for construction related noise adjacent to residential zones.		
Councillor Waye Mason		District 7



October 10, 2017

Councillor Wayne Mason

Via e-mail:

**Re: By-Law N-200 Regarding Noise**

Dear Councillor Mason,

Park to Park Community Association would like to draw your attention to HRM's existing Noise Bylaw N-200. As currently structured, the By-law is both outdated and confusing to many. We request that you bring our request for modifications to the By-Law to the Community Planning and Economic Development standing Committee (CPED) at their October meeting.

Many urban centres in Canada and abroad, including Halifax Regional Municipality, intend to intensify urban development by combining residential and commercial land-use types. The objective is to promote mixed-use neighborhoods. Under the HRM Centre Plan, development is directed to core areas on the Peninsula. As a result, more and more high density development is moving from the traditional downtown commercial areas into what were formerly low rise residential neighbourhoods. Our South End neighbourhood being one of them.

We recognize that under this planning model, Halifax is now growing, quickly changing and getting to be a more vibrant city. However, residents make up our city and expect to enjoy a certain quality of life. With the intense development the Halifax Peninsula is experiencing comes the downside - the noise. Excessive noise in residential communities, particularly for the long hours now permitted, can have a huge impact on how they enjoy their homes and neighbourhoods.

In researching noise By-laws in other jurisdictions it quickly became apparent that progressive cities such as Toronto and Vancouver to name just two, have taken this factor into consideration and have reduced the hours for permitted construction. In Toronto for instance construction is only permitted [between 7am and 7pm](#) on weekdays and [between 9am and 7:00](#)

[pm on Saturday](#) and not at all on Sunday or Statutory Holidays. N-200, the Halifax By-Law Respecting Noise, has not been updated since 1999, long before the current development boom HRM is experiencing. We question why Halifax has been so remiss in this area of planning, in not protecting the quality of life of its neighbourhoods experiencing this unprecedented development boom.

We see any proposed changes for By-law N-200 as having to strike a balance between HRM's economic and infrastructure development and ensuring that residents are able to enjoy their homes and neighbourhoods.

In light of the above, we, Park to Park Community Association, request that you bring forward to CPED a recommendation that By-Law N-200 concerning Noise be reviewed immediately with the intent to modify the hours during which construction noise is permitted in the densely populated areas of HRM, similar to Toronto or Vancouver and within a defined distance of a major construction site. We would further recommend that changes to By-Law N-200 be easily administered and enforced by the Municipality.

Sincerely,  
Pat Whitman  
Chris Annand  
Park to Park Community Association.