

**HALIFAX**

**Noise Contour  
Regulations  
Halifax Stanfield  
International Airport**

**Regional Council**

January 26, 2016

**Proposed Amendments**

**Purpose**  
To prohibit future noise-sensitive development within the Noise Exposure Forecast (NEF) 30 Contour including:

- Large-scale residential subdivisions
- Nursing Homes
- Residential Care Facilities
- Mobile Dwellings

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## Regional Plan

### Chapter 5 Economy & Finance

Policies and programs in support of economic contributions of Regional Centre, Harbour, business parks, growth centres and rural areas

### Halifax International Airport & Aerotech Business Park Policy EC-11

HRM shall consider amendments to the Land Use By-law to regulate future residential developments in the vicinity of the Halifax Stanfield International Airport which would be incompatible by virtue of noise

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## Community Plan

### Districts 14 & 17 Shubenacadie Lakes

- Airport importance
- Aerotech Business Park Development
- 1985 NEF Contours on Transportation Map of the Plan
- Lacking supporting policy and regulation

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# Memorandums of Understanding

## HRM and Halifax International Airport Authority

2006 Ground Lease Agreement

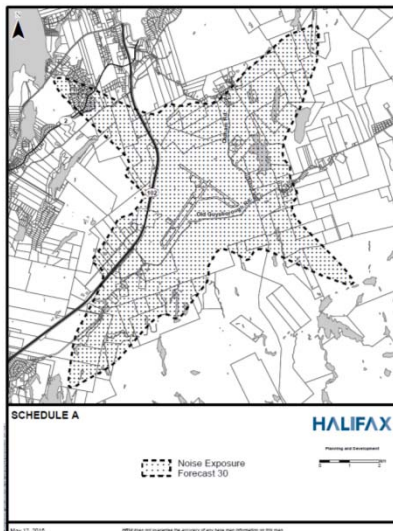
- Transfer from Transport Canada to HIAA
- Planning & development collaboration

2008 Economic Development

- Atlantic Gateway
- Public Transportation
- Taxation
- Infrastructure (fire, piped services)
- Future land sales and acquisition

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# NEF 30 Contour Map Overlay



- Supporting policy in the Community Plan
- Subdivision tool in the Regional Subdivision By-law

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## Public Hearing Sept. 8/15

Following closure of the public hearing Regional Council directed staff to provide additional information on the following:

1. Enable new public roads for commercial/industrial uses
2. Grandfathering of Oakfield Estates Ltd. lands

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## Council Meeting Dec. 8/15

- Supplementary Report received
- Amendments package pertaining to grandfathering and new roads given 1<sup>st</sup> reading
- 100 ft. min. lot frontage for Oakfield Estates Ltd. exempt lands
- Regional Council directed Oakfield Estates Ltd. exemption of 10 years (2026)
- Second public hearing scheduled

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## Revised Amendments

Inclusive of Regional Council Direction of December 8, 2015:

### **Municipal Planning Strategy** (Attachment C-1 Revised)

- 10 yr. grandfathering of Oakfield Estates Ltd. lands

### **Land Use By-law** (Attachment D-1 Revised)

- 100 ft. min. lot frontage for Oakfield Estates Ltd. Lands

### **Subdivision By-law** (Attachment E-1 Revised)

- New public roads enabled for Commercial/Industrial uses
- 10 yr. grandfathering of Oakfield Estates Ltd. lands

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## Community Engagement

- Webpage updates
- Public Information Meeting Feb. 2010
- Public Information Meeting Oct. 2014
- Development Liaison Group presentation and follow-up Memo
- NWCC June 15 & July 20, 2015
- RC Aug. 4, 2015
- RC Public Hearing Sept. 8, 2015
- RC Supplementary Report Dec. 8, 2015

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## Summary

- Formalizing Noise Exposure Forecast in Community Plan
- Existing residential not affected
- Limited future subdivision enabled
- Future large scale residential development prohibited
- No new public roads for residential developments only
- 10 yr. grandfathering of Oakfield Estate Ltd. lands

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## Motion

That Halifax Regional Council:

1. Adopt the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, to amend the Transportation Map and Zoning Map as set out in Attachments A-1 and B-1 of the supplementary staff report dated November 25, 2015;

2. Adopt the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, and the Regional Subdivision By-law to restrict the establishment of new noise sensitive residential developments located in the NEF 30 (Noise Exposure Forecast) Contour around the Halifax Stanfield International Airport, Enfield and to reflect the direction of Regional Council at First Reading on December 8, 2015 to replace the words “front or flankage yard” with the words “lot frontage” in sections 10(1) and 14(1) of Revised Attachment D-1 attached to this motion memo and to reflect a 10 year time frame for grandfathering of development rights in Revised Attachments C-1, D-1 and E-1 attached to this motion memo.

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