



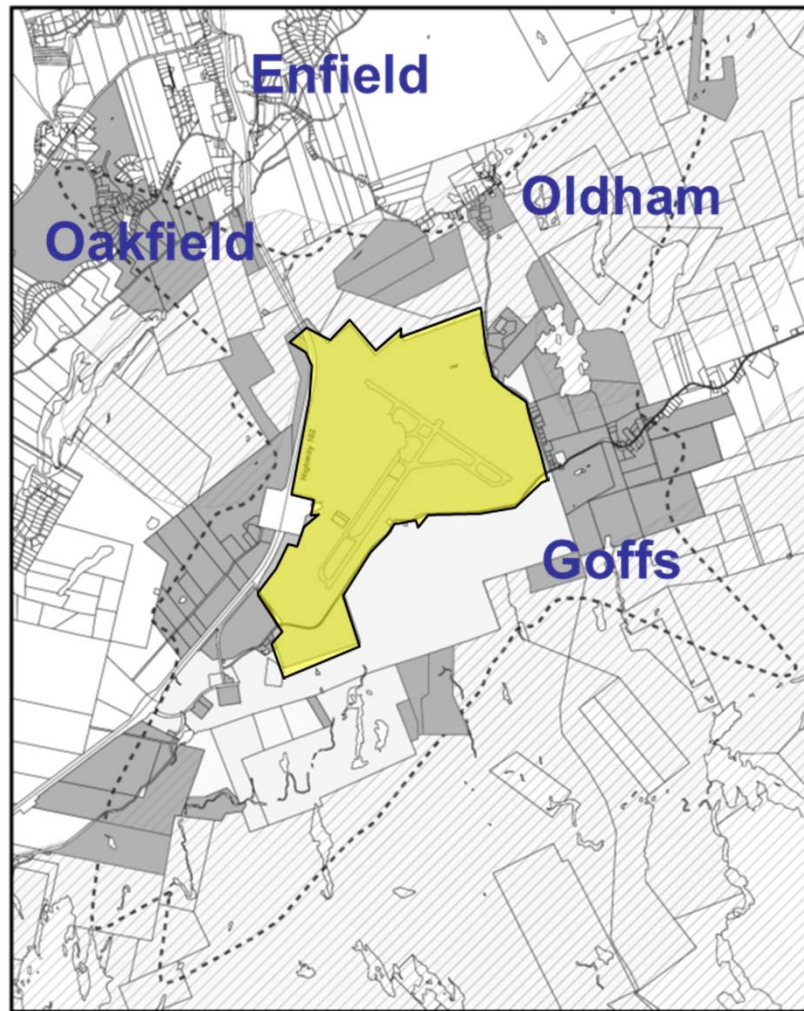
**HALIFAX**

**Noise Contour  
Regulations  
Halifax Stanfield  
International Airport**

**North West Community Council**

June 15, 2015

# Area Map



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# Halifax Charter

Enabling powers of the Municipality to govern

May 2014 amendments:

- Enable Plans to regulate development near airports with a Noise Exposure Forecast in excess of 30 (NEF 30)
- Section 229(1)(p) Policy
- Section 235(5)(q) Regulation

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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

### **HIA & 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 HSIA which would be incompatible by virtue of noise

# Community Plan

## Districts 14 & 17 Shubenacadie Lakes

### Municipal Planning Strategy

- Establishes Community and Council's future aspirations for growth
- Policies

### Land Use By-law

- Implements policy vision via regulation
- Land-use Zoning

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# Memorandums of Understanding

## Agreements between HRM and HIAA

### 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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# HSIA Master Plan

- Enhance the potential and current land use and infrastructure to 2030
- Define probable growth of aviation activity in the region
- Identify adequate space for development
- Domestic & international airside operations
- Ground transportation plan
- Passenger terminal and concessions
- Ancillary support services (cargo, fuel, maintenance)
- Airport land use plan

# Transport Canada & Airport Noise

- Principal noise reduction strategies:
  - reducing the noise at the source
  - managing operational procedures
  - managing land-use in the vicinity of airports.
- International Civil Aviation Organization (ICAO)

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# Noise Exposure Forecast

- Transport Canada system
- Measurement of actual and forecasted aircraft noise in the vicinity of airports
- Factors in the subjective reactions of the human ear to specific aircraft noise stimulus:
  - loudness
  - frequency
  - duration
  - time of occurrence
  - tone

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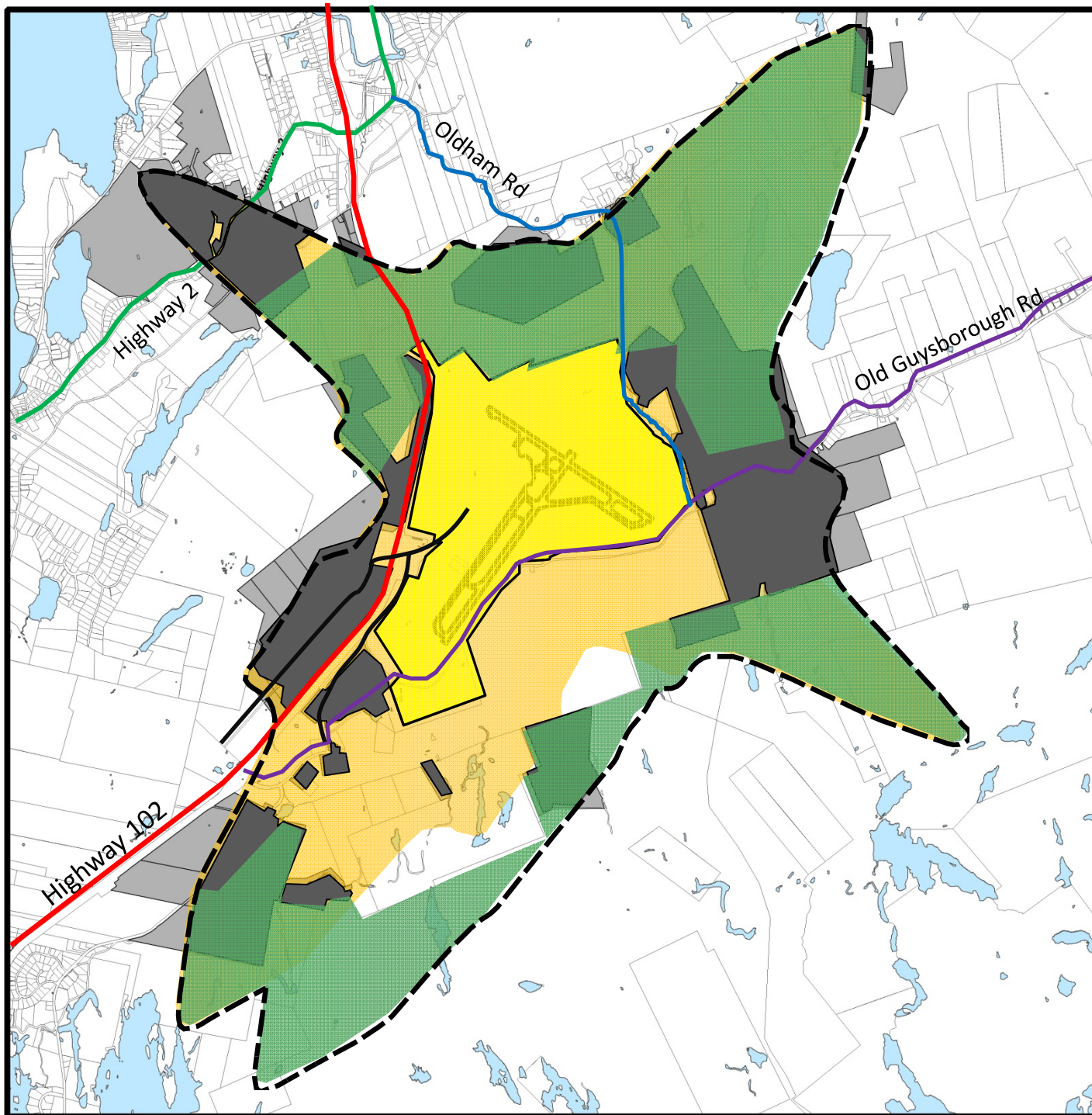
# Noise Exposure Forecasting

## Noise Contour Calculation Variables:

- Traffic volume
- Aircraft type
- Mixed-use
- Based on 5-10 years in future
- Current runway geometry
- Future runways if within forecast period

# Noise Exposure Forecast

• Response Area	Response Prediction
1 (over 40 NEF)	Repeated and vigorous individual complaints are likely. Concerted group and legal action might be expected.
2 (35-40 NEF)	Individual complaints may be vigorous. Possible group action and appeals to authorities.
3 (30-35 NEF)	Sporadic to repeated complaints. Group action is possible.
4 (below 30 NEF)	Sporadic complaints may occur. Noise may interfere occasionally with certain activities of the resident.



 NEF 2010

 NEF 2012

 Private  
Properties

 Open Space  
& Natural Resource  
Designation

# Community Plan

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

# Regional Plan Designations

## Open Space & Natural Resource

- prohibits large scale residential development

## Rural Commuter

- small scale residential development on existing roads

# Proposed Amendments

## Purpose

To prohibit future noise-sensitive development within the NEF 30 Contour including:

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

# Proposed Amendments

## **Municipal Planning Strategy: Planning Districts 14 & 17**

- Establish Noise Exposure Forecast policy
- NEF 30 Contour Map (Transportation Map Update)

## **Land Use By-law: Planning Districts 14 & 17**

- Prohibit noise sensitive developments in residential zones (nursing homes, residential care facilities & mobile dwellings)
- 300 ft. frontage minimum for new residential lots
- Zoning map (Rezone provincial lands to Park)

## **Regional Subdivision By-law**

- No new public roads

# Existing Land Use By-law

- Seven Residential Zones
- Nursing homes and residential care facilities permitted uses in five zones
- Mobile dwellings permitted uses in two zones
- Min. frontages of 100 ft. & 200 ft.

# Community Engagement

- Public Information Meeting Feb. 2010
- Public Information Meeting Oct. 2014
- Development Liaison Group Presentation and follow-up Memo
- Webpage updates

# Summary

- Formalizing Noise Exposure Forecast in Community Plan
- Existing residential not affected
- Limited future subdivision enabled
- Future large scale residential development prohibited

# Recommendation

NWCC Recommend Regional Council:

- give first reading to the proposed amendments
- schedule a public hearing