

HALIFAX REGIONAL MUNICIPALITY
ENERGY AND ENVIRONMENT

Boilerplate Environmental Section for Community Plans

Halifax Regional Municipality



Project Planner: Kourosh Rad
Project Manager: Greg Zwicker
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GENIVAR
1 Spectacle Lake Drive
Dartmouth, NS Canada
B3B 1X7

Phone: 902 835-9955
Fax: 902 835-1645
www.genivar.com

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1. Methodology

Halifax Regional Municipality's Office of Energy and Environment commissioned GENIVAR to review the HRM Regional Plan in conjunction with all existing Community Plans in order to create a boilerplate environment policy section.

In creating this document, GENIVAR completed a thorough review of the environment sections of all 21 HRM Community Plans as well as the third Draft of the Regional Municipal Planning Strategy (in this document referred to as HRM Regional Plan). This review led to selection of a number of general topics that the environmental policies could be categorized under. The policies were then placed under each topic based on the Community Plan they were mentioned in (Page 5). An Environmental Section Checklist (Appendix A) was also created in which each Community Plan was cross-referenced with the policy categories contained within them. This made it possible to carry out an applicability and relativity analysis of the policies in each topic.

By organizing the document in this order, the policies that best responded to each category and could be applied in all the planning districts within HRM were identified. These policies were then placed in the Boilerplate Environment Policy Section for HRM Community Plans (Page 75).

In this report, the first part is a breakdown of each policy category based on the Community Plan they are mentioned in. In this section, the policies that are selected for the Boilerplate document are bolded and policies that are repeated in more than one Community Plan are italicized.

The second part of the report is a collection of the environmental policies that are selected by comparing relevant policies within HRM Regional Plan and 21 HRM Community Plans. These policies best response to the general theme of the policy categories and can potentially be adopted by different Community Plans. The wording of these policies are changed to reflect a general language for the policies.

2. Policy Categories

Central Services

Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains and Upper Sackville
<p>P-69 In order to provide direction for future development on central sewer in the community of Springfield Lake, it shall be the intention of Council to establish a Service Boundary as shown on the Springfield Lake Service Boundary Map (Map 3). Lands within the Service Boundary shall only be developed on municipal sewer services.</p> <p>P-82 It shall be the intention of Council to discourage both the expansion of existing privately operated systems and the construction of new central privately operated water and sewerage collection and treatment systems.</p> <p>P-83 Notwithstanding Policy P-82, mobile home parks and commercial recreation uses serviced by private central sewerage collection and treatment systems and/or water systems may be considered, in conformity with Policies P-18 and P-27.</p> <p>P-84 It shall be the intention of Council to request the Department of the Environment to initiate the appropriate provincial legislation to establish requirements for licensing of all sewerage treatment plant operators.</p> <p>P-85 It shall be the intention of Council to establish Water Service Districts for those areas to which central municipal water services only have or may be extended in the future, as shown on the Water Service District Maps (Maps 4 and 5). It shall be the policy of Council that the extension of central municipal water services shall not be permitted outside of designated Water Service Districts. It shall further be the policy of Council that within the Water Service Districts, central municipal water services shall be provided to all subdivisions adjacent to existing municipal water services and which propose to provide a new or extended public street or highway.</p> <p>P-86 Notwithstanding Policy P-85, Council may consider amending this planning strategy and the Municipal Subdivision By-law to permit the expansion of existing or the establishment of new Water Service Districts. When considering new or expanded Water Service Districts, priority shall be given to:</p> <ul style="list-style-type: none">(1) areas identified as experiencing problems related to insufficient quality and/or poor quality of existing sources of water supply;(2) existing communities within a reasonable distance of the central water supply system where there is a demonstrated need and conditional upon the availability of water supply capacity; and(3) areas which would provide looping of existing infrastructure thereby enhancing reliability of the water system in the local area. <p>P-87 It shall be the intention of Council to obtain ownership of the Uplands Park sewage treatment plant from the Uplands Park Village Service Commission.</p> <p>P-90 In conformity with Policy P-69, it shall be the intention of Council to establish a Service Boundary as shown on the Springfield Lake Service Boundary Map (Map 3).</p>	

2	Bedford
<p>Policy BW-14: The water distribution system shall conform with the recommendations of the Birch Cove North/ Bedford West Water Master Infrastructure Plan (CBCL, 1999) and with the system schematics illustrated on Schedule BW-3 unless otherwise acceptable to the Halifax Regional Water Commission and no development shall be approved by the Municipality unless notified by the Commission that the proposed distribution system conforms with all design and operating specifications established.</p> <p>Policy BW-15: The sanitary sewer system shall be designed in conformity with the schematics illustrated on Schedule BW-4 and in accordance with the Municipality’s Service Systems Specifications, as amended from time to time. Sewage flow calculations, shall be based on an assumed occupancy of 3.35 persons per single unit, two-unit or townhouse dwelling and 2.25 persons per unit in each multiple unit dwelling; 50 persons per acre for general commercial uses within the Community Commercial Centre shown on Schedule BW-7 or proposed within Sub-Area 9; and 40 persons per acre for mixed use business campus uses; and 30 persons per acre for local commercial, community facility and institutional uses⁸.</p> <p>Policy BW-16: Based on the assumed occupancies under policy BW-15 and the phasing plan illustrated on schedule BW-6, the sanitary sewer system shall be designed for a maximum density of 50 persons per acre for general commercial uses and a maximum density of 20 person per acre shall be permitted for all residential uses.</p> <p>Policy BW-16A: The temporary pumping station and forcemain, illustrated as “PS (TEMP)” and “FORCEMAIN (TEMP)” on schedule BW-4, shall be permitted to service a maximum of 6,100 persons where upon the permanent pumping station and forcemain along the Kearney Lake Road must be designed and constructed to service all lands intended to flow to the Halifax Sewage Treatment Plant (as illustrated on schedule BW-4). This requirement may be waived if: a) the financing for the construction for the permanent pumping station and forcemain has been secured by the Municipality and a time frame for construction agreed upon; and b) there is sufficient capacity remaining in the temporary pumping station and forcemain to allow for additional sewage discharge to the Mill Cove Sewage Treatment Plant. (RC-Mar 15/11;E-May 28/11)</p> <p>Policy BW-16B The maximum permitted population for Sub-Area 9 (including portions within the Bedford Municipal Planning Strategy) shall not exceed 1476 persons.</p> <p>Policy E-29: It shall be the intention of Town Council to undertake the necessary studies to determine the level of sewer and water services currently offered and to upgrade deficient sections of the system.</p>	
3	Planning District 5 (Chebucto Peninsula)
<p>E-7 It shall be the intention of Council to address the servicing issues identified in the Harrietsfield-Williamswood Pollution Control Study and to begin immediately to address the problems with a community process which will incorporate a public information program and a high degree of public consultation and input, through the established community associations.</p>	

E-8 In conjunction with Policy E-7, and in recognition of considerable public concern with the issues of uranium in drinking water supplies, and the public health hazards associated with radon and radium, it shall be the intention of Council, through the Board of Health, to determine ways of establishing a radon testing program, to recommend an appropriate testing program, and to monitor future research developments in this area. Further, it shall be the intention of Council to seek the full public release of the Nova Scotia Uranium Task Force Report, and to allow Council and the public to assess the implications of the report for the Plan Area.

Repeat Policy P-85 in Beaver Bank, Hammonds Plains and Upper Sackville
Repeat Policy P-86 in Beaver Bank, Hammonds Plains and Upper Sackville

E-23 All land within the Herring Cove Community that is not designated Conservation as shown on the future land use map shall be included within the service district.

E-24 The entire water service district shall be provided with sewer and water.

E-25 Sewer and water service shall be installed concurrently in order to avoid problems with on-site disposal systems which can result through increased water usage where only central water service is provided.

E-26 Central sewer and water services shall be required for all new development in the service district, except for lots with no road frontage which are created pursuant to Policies TR-8 and TR-9, and except for lots subdivided with frontage on existing public streets prior to the installation of central sewer and water service by the municipality.

E-27 Services, including laterals, shall not be extended beyond the service district; and the service boundary shall not be extended to include additional lands.

E-28 Connection charges for existing dwellings shall be determined on a per dwelling unit basis.

E-29 Developers of new buildings or subdivisions shall be responsible for installation and connection charges for central sewer and water in all new developments.

E-30 Extension of sewer and water service to existing or proposed lots which are located on a private road, or which are created under lot frontage exemptions, shall be entirely at the expense of property owners on such roads.

E-31 Siting of the Herring Cove water tower shall give consideration to reducing visual impact of the facility, while recognizing that minimizing cost is the chief factor in detailed design.

4	Cole Harbour/Westphal
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E-4 With regard for Policies E-2 and E-3, it shall be the intention of Council to investigate the feasibility of providing central municipal sewer and water services to the general Westphal area. In such an investigation it shall be Council's priority to not permit effluent to be discharged into Cole Harbour.

E-5 It shall be the intention of Council to proceed with an inflow/ infiltration reduction programme or other

effective measures in order to return the existing sewage collection system to an acceptable level of service and to safeguard the design capacity of the system.

E-6 Pursuant to good engineering and management practices, it shall be the intention of Council to upgrade and fully enforce the municipal Sewer Connection By-law.

E-4 With regard for Policies E-2 and E-3, it shall be the intention of Council to investigate the feasibility of providing central municipal sewer and water services to the general Westphal area. In such an investigation it shall be Council's priority to not permit effluent to be discharged into Cole Harbour.

E-5 It shall be the intention of Council to proceed with an inflow/ infiltration reduction programme or other effective measures in order to return the existing sewage collection system to an acceptable level of service and to safeguard the design capacity of the system.

E-6 Pursuant to good engineering and management practices, it shall be the intention of Council to upgrade and fully enforce the municipal Sewer Connection By-law.

E-7 It shall be the intention of Council to establish a Development Boundary, as shown on Map 2, Servicing Boundaries. Notwithstanding Policy E-3 and in addition to Policy E-2, Council shall consider the extension of municipal services and the rezoning of Phase 2 of Colby South to R-1 (Single Unit Dwelling) Zone within this Development Boundary, without requiring an amendment to the Servicing Boundary, subject to the following conditions:

- (a) that regular flow monitoring be conducted by the developer to verify that flows from Phase 15, Colby Village and Phase 1 Colby South are within predicted performance levels as identified in the 'Colby Village Sewer Flow Gauging Study', prepared by UMA Engineering Ltd. for Clayton Development Ltd. in 1988;
- (b) that there is a road connection between Astral Drive and Parkway Drive;
- (c) consideration of a report or reports from the appropriate provincial or federal agency or agencies indicating:
 - (i) whether there has been a significant negative effect on Bissett Lake and its outflows as a result of the development of phase 1, and
 - (ii) whether there has been careful adherence to the Environmental Construction Practice Specifications for the Province of Nova Scotia, dated September, 1981.

Repeat Policy P-85 in Beaver Bank, Hammonds Plains and Upper Sackville

Repeat Policy P-86 in Beaver Bank, Hammonds Plains and Upper Sackville

E-9 It shall be the intention of Council to monitor the possibility of participating in a regional approach to the treatment of sewage wastes as a long-term solution to improving the quality of Halifax Harbour. Piped water services in Cole Harbour/Westphal are owned and operated by the City of Dartmouth Water Utility. Water is supplied to the community through a 24 inch main from the Mount Edward Reservoir which is located within the City boundary at its intersection with Highway No. 7.

E-10 It shall be the intention of Council, in co-operation with the City of Dartmouth water utility to undertake the improvements to the water system in the Plan Area, as outlined in the Regional Sewage-Drainage and Water Supply Plan.

5	Eastern Passage/Cow Bay
<p>E-1 It shall be the intention of Council to reaffirm municipal policy regarding the provision of central sewer and water services within the existing serviceable area by establishing the Service Boundary shown on Map 2 - Trunk Sewerage System. Within this Boundary, development should proceed on municipal water and sewer services except for the holdings of Ultramar Canada and those areas identified on Map 2 as unserved land, where development may proceed with on-site sewage disposal and water systems.</p> <p>E-2 Notwithstanding Policy E-1 and with specific reference to Policy UR-14, it shall be the intention of Council to consider permitting certain extensions of municipal services beyond the Service Boundary, where such services are required in order to permit the expansion of existing serviced mobile home parks, and without requiring the amendment of the Service Boundary to reflect such extensions. Before extending these services, Council shall have regard to the amount of vacant land existing within the Plan Area's mobile home parks, to the effects of any extension upon the Municipality's expenditures for central services and treatment facilities and to the provisions of Policy UR-11.</p> <p>E-3 It shall be the intention of Council to proceed with an inflow/ infiltration reduction program or other effective measures to safeguard the design capacities of the Eastern Passage sewerage system and treatment plant.</p> <p>E-4 Pursuant to good engineering and management practices, it shall be the intention of Council to upgrade and fully enforce the Municipal Sewer Connection By-law.</p> <p><i>Repeat Policy E-9 in Cole Harbour/Westphal</i></p> <p>Central Water</p> <p>E-7 It shall be the intention of Council to encourage and co-operate with the Dartmouth Water Utility and the Department of National Defense to identify and carry out necessary improvements to the water system at Eastern Passage, including the looping of the system in the Caldwell-Hines Roads area and the construction or incorporation of reservoirs to guarantee a reliable supply.</p> <p><i>Repeat Policy P-85 in Beaver Bank, Hammonds Plains and Upper Sackville</i> <i>Repeat Policy P-86 in Beaver Bank, Hammonds Plains and Upper Sackville</i></p> <p>E-20 In light of both problems and opportunities presented by existing municipal sewerage and water systems, and in recognition of current funding limitations by senior levels of government, it shall be the intention of Council to reassess its five year capital budget for environmental health services and works.</p> <p>E-23 Notwithstanding the provisions of Policy E-22, it shall be the intention of Council to permit the existing private central water system servicing the Oceanview Estates Mobile Home Park and adjacent properties to the extent that it serves existing homes within the park and on six lots located along the Cow Bay Road. This system shall not be recognized as a central water system to serve further development of lands beyond those identified as presently being serviced by the Silver Sands Private Water System on October 15, 1984.</p> <p>E-24 It shall be the intention of Council to require that the existing private water system serving the Oceanview Estates Mobile Home Park be upgraded to design standards and that any other measures be taken which are necessary to respond to water quality problems, in particular to manganese content, to the</p>	

<p>satisfaction of the Departments of Health and the Environment. This Water System shall be upgraded prior to the approval of a subdivision resulting in lots which have a minimum of 15,000 square feet in area. In addition and with reference to Policy E-21, it shall be the intention of Council to require a general evaluation of existing septic systems in the park relative to the effects of permitting its subdivision according to Policy UR-11.</p>	
6	Dartmouth
<p>E-13 It shall be the intention of Council to monitor the extent of any environmental or public health concerns in the Sheet Harbour area and to investigate the feasibility of water and sewer services in the future should such services be necessary to alleviate environmental and public health problems.</p>	
7	Downtown Dartmouth
<p>8</p>	
8	Eastern Shores (East)
<p>9</p>	
9	Eastern Shore (West)
<p>10</p>	
10	Halifax
<p>8.1 When considering development applications in portions of the Bedford Highway area where municipal water and sewer services are not available, the City shall have regard to the preservation of water quality and prevention of sewer infiltration for existing land uses.</p> <p>10.1 The City shall establish a list of priorities for the provision of sewer and water services in accordance with Policy 2.1.3 of this Plan and the official City report entitled Land Development Distribution Strategy, 1977.</p> <p>10.2 In order to ensure that critical sewer and water problems will not be created within or beyond development areas, the amount of development shall be related to capacity of existing (including potential rehabilitation) and planned sewer, water and pollution control systems, by drainage area, and shall not exceed the capacities of those systems as determined by the standard practices of the City. This shall be accomplished by Implementation Policy 5.</p> <p>10.3 The City shall encourage a program for reducing waste and a total waste reclamation operation for the metropolitan area, and shall encourage, in cooperation with other levels of government, the investigation of viable technologies for use and/or disposition of both solid and sewage waste materials.</p> <p><i>Repeat Policy BW-14 in Bedford MPS</i> <i>Repeat Policy BW-15 in Bedford MPS</i> <i>Repeat Policy BW-16 in Bedford MPS</i> <i>Repeat Policy BW-16A in Bedford MPS</i> <i>Repeat Policy BW-16B in Bedford MPS</i></p>	
11	Downtown Halifax

12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)
<p>P-3 It shall be the intention of Council to discourage the construction of new public or private central sewerage services except for institutional uses and industrial uses within the Industrial Designation. Furthermore, it shall be the intention of Council to permit the replacement of central sewerage services in existing mobile home parks and the construction of any central sewerage system necessary to remedy environmental health problems.</p>	
13	Lawrencetown
<p>P-18 It shall be the intention of Council that municipal central water systems, and/or municipal central sewer systems shall not be established in the Lawrencetown Plan Area and that private central sewer systems will be discouraged.</p> <p>P-19 In recognition of the importance of maintaining ground and surface water quality and quantity, it shall be the intention of Council to consider the establishment of wastewater management districts in identified problem areas. Such management districts shall utilize clustered on-site sewage disposal systems which meet provincial requirements. Furthermore, it shall be the intention of Council to consider increasing minimum lot sizes to respond to any future identified environmental problem.</p>	
14	Musquodoboit Valley/Dutch Settlement
<p>EC-6 It shall be the intention of Council to continue to monitor the water and sewer treatment plants for the community of Middle Musquodoboit in order to ensure the quality of water within the system and Musquodoboit River are maintained.</p> <p>EC-7 It shall be the intention of Council to consider extending central services to the Musquodoboit Rural High School upon upgrading the system in the future.</p>	
15	North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston
<p>EH-1 In order to provide direction for future development on central water and sewer services in the community of North Preston, it shall be the intention of Council to establish a Service Boundary as shown on Map 3 - Servicing Boundaries. development within the Service Boundary shall only occur on lots serviced with municipal water and sewer, in accordance With the Sewer Connection By-law.</p> <p><i>Repeat Policy P-85 in Beaver Bank, Hammonds Plains and Upper Sackville</i> <i>Repeat Policy P-86 in Beaver Bank, Hammonds Plains and Upper Sackville</i></p> <p>EH-6 It shall be the intention of Council to provide central water and sewer services and/or suitable alternatives to the communities of Cherry Brook, Lake Major and East Preston in conjunction with the general Westphal area in terms of achieving the most economic and environmentally safe systems overall. East Preston and Cherry Brook are identified as the priority areas.</p> <p>EH-7 It shall be the intention of Council to seek special financial assistance for central servicing and to distribute user costs in the fairest manner possible and with public consultation of the residents involved.</p>	

EH-8 It shall be the intention of Council to encourage the use of special assistance from Federal and Provincial agencies to assist in the installation of inside plumbing in those households where it currently does not exist and where central servicing systems are to be installed.

EH-9 It shall be the intention of Council to consider the feasibility of establishing wastewater management districts for communities situated within the Plan Area as alternatives to centra systems. Such systems may involve communal septic tanks and disposal fields operated and maintained by a public agency.

16	Planning District 4 (Prospect)
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17	Sackville
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E-1 It shall be the intention of Council to reaffirm existing municipal policy regarding the provision of municipal central sewer and water services, by establishing a Service Boundary as shown on Map 2 - Servicing Boundaries. In establishing the Boundary, it shall be Council's intent that a priority be placed on future serviced development in the Sackville north area and Millwood Subdivision.

E-2 It shall be the intention of Council that within the serviceable area, development shall only proceed on municipal water and sewer services except for those areas identified on Map 2 - Service Boundaries where development may proceed with on-site sewage disposal and water systems.

E-3 It shall be the intention of Council to closely monitor all development proposals on the basis of the amount of effluent that will be generated in order to ensure that design flow levels are not exceeded.

E-4 Notwithstanding Policy E-1, it shall be the intention of Council to establish a municipal Development Boundary, as shown on the Map 2 - Servicing Boundaries. In establishing the Development Boundary, it shall be Council's intent to provide for serviced development within the Plan Area over the long term. The Development Boundary shall be considered as defining the area to which municipal central services may be extended in the future. Where such services are extended for the purposes of residential development, no amendment of the Service Boundary of this planning strategy shall be required.

E-5 It shall be the intention of Council to consider any extension of existing municipal sewer and water services as provided by Policies E-1 and E-4 in respect to the following:

- (a) the financial ability of the Municipality to absorb any costs relating to the extension;
- (b) the amount of vacant land which is serviced by existing municipal services within the Service Boundary;
- (c) the type, density and phasing of proposed land uses to be served, relative to their effects upon existing municipal infrastructure and general municipal and community services and facilities.

E-6 It shall be the intention of Council that the density and pace of development in Sackville be related to the capacities of future sewer and water services and pollution control facilities as determined by the standard practices of the Municipality and other government agencies.

E-7 It shall be the intention of Council to initiate an aggressive inflow/infiltration reduction program for the municipal sewerage system in Sackville.

E-8 Notwithstanding Policy E-1, it shall be the intention of Council to request that the Municipality's Department of Engineering and Public Works, in cooperation with the provincial Department of the

Environment and Department of Health, study an extension of existing sewer services east along the Cobequid Road, to the intersection of the Cobequid Road and Sucker Brook.

E-9 It shall be the intention of Council to extend municipal water and sewage services along Sackville Drive, from Jubilee Drive to a point approximately 1,250 feet west of Melham Drive.

E-10 It shall be the intention of Council, in cooperation with the provincial Department of the Environment and Department of Health, to study an extension of existing sewer and water services to serve the Lively Subdivision area.

E-10A Notwithstanding Policies E-1 and E-4, in recognition of the need to resolve the environmental problems associated with inadequate sewage treatment at the Woodbine mobile home park, it shall be the intention of Council to include the park within an expanded Service and Development Boundary and to permit the park to be connected to an extension of the Sackville trunk sewer system, according to the provisions of the servicing agreement signed in 1994. It shall also be the intention of Council to include the larger Beaver Bank community within the Service and Development Boundary.

E-11 It shall be the intention of Council to monitor the possibility of participating in a regional approach to the treatment of sewage wastes as a long-term solution to improving the quality of Halifax Harbour.

E-12 It shall be the intention of Council, through its Department of Engineering and Works, to continue to investigate the construction of the Bedford By-Pass as an alternative to supply water to Sackville and to investigate funding arrangements between Halifax County Municipality, the Town of Bedford and the Halifax Water Commission.

Repeat Policy P-86 in Beaver Bank, Hammonds Plains and Upper Sackville
Repeat Policy P-87 in Beaver Bank, Hammonds Plains and Upper Sackville

18	Sackville Drive
19	Planning Districts 14 & 17 (Shubenacadie Lakes)

P-3 It shall be the intention of Council, in consultation and cooperation with local groups and associations as well as appropriate senior government departments and agencies, to place a priority upon the preparation of a long range servicing strategy which is consistent with clearly identified community and regional objectives related to the environmental preservation and protection of the Shubenacadie waterway system. Particular attention shall be given to wastewater disposal system alternatives and development densities. Until such time as this servicing strategy is completed, it shall be the intention of Council to encourage the Department of Health and Fitness to require tertiary treatment for all new or expanded sewage treatment plants.

P-4 It shall be the intention of Council, in cooperation with the Department of Public Health, to seek solutions to the provision of adequate sewage disposal systems in areas of known septic system failure. In this regard, Council shall seek solutions which are capable of conforming to the servicing strategy for the Plan Area established pursuant to Policy P-3.

<p>P-4(a) In order to provide direction for future development on central sewer services for the Lockview-MacPherson Road area, it shall be the intention of Council to establish a Service Boundary as shown on the Lockview-MacPherson Road Service Boundary Map (Map 6). Lands within the Service Boundary shall only be developed on municipal sewer services. (MC-May 30/94;M-Jul 25/94) P-4(b) Notwithstanding Policy P-4(a), lands shown on Schedule L of the Land Use By-law, may be serviced with an on-site septic system.</p> <p>P-4(b) Notwithstanding Policy P-4(a), lands shown on Schedule L of the Land Use By-law, may be serviced with an on-site septic system.</p>	
20	Planning Districts 1 & 3 (St. Margaret's Bay)
21	Timberlea/Lakeside/Beechville
<p>E-1 In consideration of providing direction for future growth on central sewer and water services, it shall be the intention of Council to adopt Map 2 - Servicing Boundaries. Service Boundary shall define the priority area for serviced development within the design of the municipal central sewer and water system. Lands within the Service Boundary shall only be developed when municipal water and sewer services are available.</p> <p>E-2 It shall be the intention of Council, before approving any proposal to extend either sewer or water services, to consider:</p> <ul style="list-style-type: none"> (a) the financial capability of the Municipality to absorb any costs relating to the extension; (b) the amount of vacant land which is serviced by existing municipal services within the Service Boundary; (c) the type, density and phasing of proposed developments to be served, relative to their effects upon existing municipal infrastructure and general municipal and community services and facilities, and to the affects of any extension upon the natural environment; and (d) existing drainage or pollution problems in the area under consideration. <p>E-2A Municipal services may be extended to lands on the south of Highway 103 where municipal planning initiatives have been undertaken in accordance with the policies identified for the Western Common designation. (RC - July 4, 2000 / E - August 5, 2000)</p> <p>E-4 It shall be the intention of Council, in co-operation with provincial and federal agencies, to determine ways and means of defraying the costs of municipal water and sewer services to private residences where such costs impose undue economic hardship on those residents with low and fixed incomes.</p>	

Potable Water

HRM Regional Plan	
<p>E-13 HRM shall, through the applicable land use by-law, establish a Protected Water Supply Zone which shall be applied to all publicly owned lands which serve as a water supply watershed, including emergency water supply watersheds and well head protection areas. This Zone may also be applied to private lands within these watersheds deemed necessary to protect the public water supply. The Zone shall permit water distribution and purification facilities, passive parks and trails, conservation related uses, and other uses as provided by the existing secondary planning strategies for these areas. The zone shall establish a minimum 30.5 metre riparian buffer around water supply sources.</p> <p>E-14 For any lands within a watershed or ground water supply area where a public water supply system has been established or is proposed, Council shall consider amendments to land use by-laws deemed necessary to:</p> <p>(a) protect the water supply; (b) ensure that a consistent regulatory approach within each watershed; or (c) conform with any Statement of Provincial Interest Regarding Drinking Water.</p>	
Municipal Planning Strategy	
2	Bedford
<p>Policy E-30: It shall be the intention of Town Council to ensure a long term potable water supply and adequate fire flows from the present water supply system, and to protect by appropriate means the ground water aquifer in the unserved areas of the Town.</p> <p>Policy E-31: It shall be the intention of Town Council to ensure the provision of adequate fire flows in new developments through the servicing specifications of the Town's Subdivision By-law.</p> <p>Policy E-32: It shall be the intention of Town Council to encourage the creation of a joint Water Utility Board with representation from Halifax County and the Town of Bedford, so that the Town has input into matters affecting the distribution of water within its boundaries.</p> <p>Policy E-33: It shall be the intention of Town Council, through its representation on the Metropolitan Area Planning Commission, to seek inter-municipal cooperation on the establishment of a regional water supply and distribution system.</p>	
3	Planning District 5 (Chebucto Peninsula)
<p>E-38 In the review and implementation of other municipal plans with lands in the MacIntosh Run watershed, the HRM shall give consideration to water quality and habitat issues that affect the Herring Cove area.</p>	

8	Easter Shores (East)
<p>E-2 It shall be the intention of Council, in cooperation with senior government departments to investigate areas where water quality or water quantity problems exist.</p> <p>E-3 It shall be the intention of Council, in cooperation with senior government departments in investigate areas where water quality or water quantity problems exist.</p>	
10	Halifax
<p>7.6 The City shall attempt to minimize using salt on streets in areas where contamination of groundwater and wells is likely or apparent, and to accomplish this shall identify areas subject to potential contamination as a result of salt use.</p>	
12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)
<p>P-4 It shall be the intention of Council, in cooperation with the Nova Scotia Departments of Health and the Environment, to identify and provide information on potential areas of arsenic contamination and on ways in which potable water can be obtained.</p>	
14	Musquodoboit Valley/Dutch Settlement
<p>EC-4 It shall be the intention of Council, in cooperation with the provincial Department of the Environment, to identify and inform future residents of the Plan Area of potential areas of ground water contamination and to encourage the use of alternative water sources in such areas.</p> <p>EC-5 It shall be the intention of Council to consider the impact of uses which require large quantities of ground water on surrounding wells when considering any development agreement or an amendment to the land use by-law.</p>	
15	North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston
<p>EH-2 It shall be the intention of Council, in cooperation with the Nova Scotia Department of Health and Fitness and the Environment, to monitor well water quality, to identify sources of well water contamination in areas not serviced by central water systems and to provide information to residents on methods of well construction and maintenance and on ways of obtaining potable water.</p> <p>EH-3 It shall be the intention of Council to seek the cooperation of the Department of Transportation and Communications in substituting for the use of de-icing agents such as road salt, where this leads to contamination of local wells or affects water quality in the Lake Major Watershed.</p> <p>EH-4 It shall be the intention of Council to continue to investigate ways of providing central water services to the East Preston community.</p>	

16	Planning District 4 (Prospect)
<p><i>Repeat Policy EC-4 in Musquodoboit Valley/Dutch Settlement</i></p>	
19	Planning Districts 14 & 17 (Shubenacadie Lakes)
<p>P-7 It shall be the intention of Council, in cooperation with the Departments of Public Health and the Environment, to identify and inform future residents of potential areas of ground water contamination and to encourage the use of alternative water sources in such areas. Furthermore, it shall be the intention of Council to encourage the Province to establish a program for the identification of areas prone to well water contamination.</p> <p>P-8 In considering new or expanded central municipal water distribution systems, it shall be the intention of Council to provide for sufficient fire flows and the looping of trunk water lines wherever possible.</p> <p><i>Repeat Policy P-85 in Beaver Bank, Hammonds Plains and Upper Sackville</i> <i>Repeat Policy P-86 in Beaver Bank, Hammonds Plains and Upper Sackville</i></p> <p>Waverley Water System</p> <p>P-9 It shall be the intention of Council to reaffirm municipal policy and support the established community goals with regard to the provision of central municipal water services, by establishing the Waverley Water Service Boundary, as shown on the Environmental Health Services Map (Map #2). Furthermore, it shall be the intention of Council to prohibit the extension of municipal water services beyond the Waverley Water Services Boundary.</p> <p>P-10 It shall be the intention of Council to ensure an adequate supply of domestic water within the Waverley Water Service Boundary by monitoring domestic consumption, limiting service connections to the established initial design capacity and discouraging the installation of service connections for other than domestic and light commercial purposes. Upon the completion of the consumption monitoring program and when the initial service connection design capacity of 625 connections have been completed, it shall be the intention of Council to review the status of the Waverley Water System. Notwithstanding Policy P-9, Council may consider permitting additional service connections within the Waverley Water Service Boundary and/or the expansion of the Water Service Boundary.</p> <p>P-11 With regard to policy P-10, it shall be the intention of Council to only consider, by plan amendment, expansions of the Waverley Water Service Boundary into areas which are capable of being serviced by gravity flows from the existing reservoir or which do not require the construction of additional pumping stations. Furthermore, when considering any proposal to extend the Waverley Water Service Boundary, it shall be the intention of Council to consider:</p> <ul style="list-style-type: none"> (a) the financial ability of the Municipality to absorb any costs relating to the extension; (b) the amount of vacant developable land which remains within the Water Service Boundary; (c) the type, and density of existing and proposed land uses to be served; (d) existing potable water contamination problems in the area under consideration; and (e) the capacity of the soils to absorb domestic sewage effluent in the area under consideration. 	

Cobequid Trunk Line

P-12 In the interests of ensuring an acceptable potable water supply to existing and future residents, it shall be the intention of Council to monitor consumption levels, maintain an adequate level of fire flow and preclude the use of water from the municipal central water system for uses other than domestic or light commercial purposes. In this regard, Council shall discourage the use of municipally supplied water for industrial and heavy commercial purposes.

Collins Park

P-13 It shall be the intention of Council to encourage the continued utilization of the Collins Park water system.

Bennery Lake

P-14 It shall be the intention of Council to encourage any public utility ultimately charged with the operation of the Bennery Lake water system to consider the communities of Grand Lake, Oakfield, Wellington, Goffs and Oldham in any future expansion plans.

Miller Lake Water System

P-15 It shall be the intention of Council to discourage new private central water supply systems. Notwithstanding this, it shall be the intention of Council to continue to support the privately owned Miller Lake water system in recognition of its broad public support and community interest.

Public Water Utilities

P-16 It shall be the intention of Council, in light of continuing financial constraints and increasing public demands for assured water supply, to seek the cooperation of the Province in enacting legislation which would permit a municipal water utility to require the use of municipal water systems by adjacent property owners.

20	Planning District 1 and 3
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E-10 It shall be the intention of Council, in cooperation with the Departments of the Environment and Natural Resources, to conduct a study to determine the cause or causes of ground water supply problems within the Plan Area and to take appropriate measures to alleviate the problem.

On-Site Sewage

Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains and Upper Sackville
<p>P-89 It shall be the intention of Council, in co-operation with the Department of Health, to seek solutions to the provision of adequate sewerage disposal systems and/or water supplies in areas of known septic system failure or inadequate water supplies. In this regard, Council shall give priority to on-site alternatives to municipal central servicing.</p>	
2	Bedford
<p>Policy E-34: It shall be the intention of Town Council, to maximize the use of the existing sewer system, by directing development to those areas where services are available and only permit the development of on-site disposal systems on lots which are not presently serviced at the end of Shore Drive and on lots outside the Residential Development Boundary.</p> <p>Policy E-35: It shall be the intention of Town Council to enact a by-law enabling the Town to enforce property owners to undertake corrective measures to eliminate deficiencies which have been identified with their connection to the sanitary sewer system</p> <p>Policy E-36: It shall be the intention of Town Council to recommend to the Council of Halifax County and the Sackville Community Council that a joint study to determine future sewage treatment requirements for the communities of Bedford and Sackville be undertaken and that this study be completed prior to the Town or the County of Halifax considering movement of their development/servicing boundaries.</p> <p>Policy E-37: In considering any expansion to the Residential Development Boundary it shall be the intention of Council to ensure that the Town has sufficient sewage treatment capacity to accommodate the expansion as per Policy R-2.</p>	
3	Planning District 5 (Chebucto Peninsula)
<p>E-1 The goal of the regional sewage system shall be to eliminate discharge of untreated waste to the Herring Cove area, directly to the ocean or indirectly through the MacIntosh Run.</p> <p>E-2 HRM shall pursue a funding plan that reduces connection charges for existing dwellings to the equivalent of the provincial average cost for on-site installation.</p> <p>E-3 HRM shall observe sewage treatment strategies outlined in the Halifax Harbour Solutions Plan (1998).</p> <p>E-4 HRM shall carefully consider alternative sewage treatment plant sites for Mainland South in close consultation with the Herring Cove Community.” (RC-Feb 13/01; E-May 5/01)</p>	

<p>E-5 It shall be the intention of Council to request that the Department of the Environment take steps to ensure the environmental integrity of the MacIntosh Runs river system.</p>	
<p>E-6 It shall be the intention of Council to co-operate fully with the Nova Scotia Department of Housing and Consumer Affairs and provide water and sewerage services, including sewage treatment, in accordance with the provincial standards of effluent treatment established elsewhere for the Municipality, for the development of a serviced low density residential community at Kidston Lake. In establishing a new serviced area within the Municipality, Council shall consider the policies of the Comprehensive Development District Designation (Policy CDD-1), as well as a serviceable area boundary which takes into account servicing needs within the Industrial-Commercial Designation, the Birchlee Mobile Home Park, and Harrietsfield Village Centre Designation.</p>	
4	Cole Harbour/Westphal
<p>E-11 In recognition of past problems and in the interests of the public health, it shall be the intention of Council to prohibit the installation of central private sewer and water systems. Outside the Servicing Boundary, development will continue with on-site septic systems and private wells. In the past, the rate of growth in much of this area was controlled through limiting the numbers of lots and developments which could proceed in any one year through municipal subdivision regulations (1966) and by the Halifax-Dartmouth Regional Development Plan (1975).</p> <p>E-12 With reference to Policies RR-1 and RR-2, it shall be the intention of Council to monitor development in the unserviced portion of the Plan Area and in the interests of maintaining public health and reducing long term servicing costs, it shall be the intention of Council to require a minimum lot area of eighty-thousand (80,000) square feet for development on lands which are outside the established community.</p>	
8	Eastern Shores (East)
<p><i>Repeat Policy P-88 in Beaver Bank, Hammonds Plains and Upper Sackville</i></p>	
9	Eastern Shore (West)
<p><i>Repeat Policy E-1 in Easter Shores (East) MPS</i></p> <p>E-2 It shall be the intention of Council, in cooperation with the provincial Department of the Environment, to investigate the use of alternative on-site sewage disposal systems where appropriate in the Plan Area.</p>	
12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)
<p>P-1 It shall be the intention of Council in cooperation with the Nova Scotia Department of Health to investigate, through the Board of Health, the feasibility of introducing an on-site sewage disposal system maintenance programme.</p> <p>P-2 In order to increase public awareness of on-site sewage disposal system maintenance requirements and other related matters of environmental health concern, it shall be the intention of Council, in cooperation with provincial and federal government departments, to develop and implement a public education programme dealing with such matters.</p>	

13	Lawrencetown
<p><i>Repeat Policy P-88 in Beaver Bank, Hammonds Plains and Upper Sackville</i></p> <p>P-21 It shall be the intention of Council to request the Department of Health and Fitness to approve alternate on-site disposal systems suitable for the terrain of Lawrencetown, including separate systems for grey water and sewage. Another, and potentially more hazardous, source of pollution results from industrial uses. This potential is related to waste water from the industrial process, but also to sewage, if the industry is particularly large. In order to reduce the risk of environmental damage from this industrial development, any effluent must be capable of being treated by on-site treatment systems. If this cannot be done, such an industry will not be permitted to establish in the Plan Area. It is felt that there are adequate sites available in the Municipality's industrial parks and serviced areas to accommodate industries which require more complex treatment facilities.</p> <p>P-22 It shall be the intention of Council in cooperation with the Departments of Health and Fitness and the Environment to prohibit the establishment in the Plan Area of any industry whose effluent cannot be disposed of by means of an on-site sewage disposal system.</p>	
14	Musquodoboit Valley/Dutch Settlement
<p><i>Repeat Policy P-1 in Planning Districts 8 & 9 (Lake Echo/Porters Lake) MPS</i> <i>Repeat Policy P-2 in Planning Districts 8 & 9 (Lake Echo/Porters Lake) MPS</i></p> <p>EC-3 It shall be the intention of Council to encourage the Department of the Environment to enforce its On-Site Sewage Disposal System Regulations, which governs the design and installation of such systems, consistently throughout the Plan Area.</p>	
15	North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston
<p><i>Repeat Policy P-1 in Planning Districts 8 & 9 (Lake Echo/Porters Lake) MPS</i></p>	
16	Planning District 4 (Prospect)
<p><i>Repeat Policy P-2 in Planning Districts 8 & 9 (Lake Echo/Porters Lake) MPS</i> <i>Repeat Policy P-1 in Planning Districts 8 & 9 (Lake Echo/Porters Lake) MPS</i></p> <p>E-3 It shall be the intention of Council, in cooperation with the Nova Scotia Department of the Environment to investigate, through the Board of Health, the feasibility of residents</p>	
18	Sackville Drive
<p>Policy LSR-7 Within the Land Use By-law, specific stormwater mediation measures shall be established and applied to all Zones. These measures are intended to improve water quality entering the Little Sackville River.</p>	
19	Planning Districts 14 & 17 (Shubenacadie Lakes)
<p>P-1 It shall be the intention of Council to support the continued development of a village atmosphere by placing a priority on developments utilizing private on-site sewage disposal systems and encouraging new</p>	

residential development in lower density forms. In this regard and in recognition of the importance of maintaining both ground water availability and quality, it shall be the intention of Council to establish a minimum lot size for lots which are not served by central municipal sewerage and water services of forty thousand (40,000) square feet.

Repeat Policy P-88 in Beaver Bank, Hammonds Plains and Upper Sackville

P-6 It shall be the intention of Council, in cooperation with the Provincial Departments of Health and Environment, to investigate both the licensing of septic tank cleaning firms and the provision of an adequate treatment and disposal system for septic tank wastes.

20	Planning Districts 1 & 3 (St. Margaret's Bay)
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Repeat Policy P-88 in Beaver Bank, Hammonds Plains and Upper Sackville

E-2 It shall be the intention of Council to request the Board of the Environment to investigate the feasibility of introducing a monitoring system for new subdivisions to ensure that new septic systems are operating to design standards and that densities are not exceeding the ability of the soil to handle waste matter.

E-3 It shall be the intention of Council to request the Board of the Environment to investigate the use of options such as cluster systems and waste water management districts to help rectify problems, in areas where waste is being dumped directly into water courses.

E-4 It shall be the intention of Council to request the Department of the Environment to introduce a list of approved alternate on-site disposal systems suitable for the terrain of Districts 1 and 3 including separate systems for grey water and sewerage.

E-5 It shall be the intention of Council, when satisfied that the land title and sewage disposal system problems are solved, to reduce the area and frontage requirements of the land use by-law for those parcels of land located off the Station Road in Hubbards, now under lease and utilizing a cluster system, for purposes of subdivision and the issuance of development permits.

E-6 It shall be the intention of Council to request the Department of the Environment to review its regulations governing setback of septic systems from water courses to ensure that the existing standards fully protect the environment.

E-7 It shall be the intention of Council to prohibit the establishment in the Plan Area of any industry whose effluent cannot be disposed of by means of an on-site sewage disposal system.

21	Timberlea/Lakeside/Beechville
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E-3 With reference to Policies RS-1 and RS-2, it shall be the intention of Council to monitor development in the unserved portion of the Plan Area and in the interests of maintaining public health and reducing long term servicing costs, it shall be the intention of Council to require a minimum lot area of eighty-thousand (80,000) square feet for development on lands which are located within the Resource Designation.

Storm Water Management

Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains and Upper Sackville
<p>Policy BW-1: No development agreement shall be approved unless a master storm water management plan has been prepared, reviewed by the Bedford Waters Advisory Board and accepted by the Municipality. The management plan shall:</p> <ul style="list-style-type: none"> a) identify significant constraints and sensitivities with regard to flood potential, and environmental features and provide appropriate protection measures; b) provide estimates of pre-development and post development flow rates (where post development flow rate means the expected flow rates upon full build out of an area as permitted by the development agreement) at critical locations within watercourses such as at culverts and other road crossings and at downstream developments; (c) outline the type and location of storm water management facilities and the approach to protecting receiving waters from contamination, excessive flow rates and loss of aquatic habitat and to protect the quantity and quality of groundwater flows; and (d) conform with the recommendations of the Bedford West Planning Area Subwatershed Management Plan (Jacques Whitford: May 2004) unless otherwise acceptable to the Municipality and the Province. <p>Policy BW-2: No subdivision approvals shall be granted unless the detailed design specifications conform with the master stormwater management plan approved under policy BW-1.</p> <p>P-91 In recognition of the need to resolve the environmental problems associated with inadequate sewage treatment at the Woodbine mobile home park, it shall be the intention of Council to permit the park to be connected to the Sackville trunk sewer system. Properties located along the trunk line, installed along the Beaver Bank Road, shall also be permitted to connect into the municipal service system. In order to provide direction for future development on central services, it shall be the intention of Council to establish a Service Boundary as shown on the Beaver Bank Service Boundary Map (Map 5). Lands within the Service Boundary shall only be developed on municipal central services.</p> <p>P-92 In recognition of the need and intention to provide central services to the larger Beaver Bank community, particularly those areas already experiencing problems, it shall be the intention of Council to also include these areas within the Service Boundary. Until such time as trunk services have been extended, these areas shall be identified as unserved land and shall be permitted to continue to develop with on-site services.</p> <p>P-93 In recognition of the need to protect the lakes and rivers within the Plan Area, it shall be the intention of Council that the Stormwater Policy and Design Criteria shall become effective within the Plan Area through necessary amendments to the Subdivision By-law.</p>	
2	Bedford
<p>Policy E-3: It shall be the intention of Town Council to encourage the use of innovative storm water management systems which reduce the impact of urban development on the environment. Such systems include incorporation of stormwater retention/detention ponds into the storm sewer system, use of velocity breaks</p>	

and drop manholes on storm sewers which discharge to watercourses, use of open ditch drainage systems where appropriate, and directing roof drains to the surface rather than connecting directly to the storm sewer system where appropriate. Storm sewer systems are to avoid the direct discharge of stormwater into water bodies where possible.

Policy E-38:

It shall be the intention of Town Council through the Engineering and Works Department to identify areas where deficiencies exist in the existing storm water system and prepare and implement a budget program to overcome these deficiencies.

Policy E-39:

It shall be the intention of Town Council to require the Engineering and Works Department to involve the Parks and Recreation Department and the Bedford Waters Advisory Committee in the review of storm water systems which will discharge to parkland.

Policy E-40:

It shall be the intention of Town Council to undertake the preparation of master drainage plans as a major step towards adopting a comprehensive storm water management system.

Policy E-40A:

It shall be the intention of Town Council to require, as a pre-condition to include lands within the Residential Development Boundary, the preparation of a comprehensive storm water management plan which outlines specific measures and design elements to address impacts on natural watercourses within those lands.

Policy BW-6:

No stormwater shall be discharged directly into any natural watercourse without the use of mitigative measures as stipulated in under the stormwater management plan and in accordance with municipal and provincial guidelines.

3	Planning District 5 (Chebucto Peninsula)
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E-11 In recognition of the need to protect the Plan Area's lakes and rivers, it shall be the intention of Council to implement the Stormwater Policy and Design Criteria for types of development and portions of the Plan Area where it is determined to be appropriate and feasible, through necessary amendments to the Subdivision By-law.

E-14 It shall be the intention of Council to monitor the provisions of the Planning Act, storm drainage aspects of developing areas in the City of Halifax which may have an impact upon the Plan Area, and to encourage the Department of the Environment to monitor water quality in all developing areas which are adjacent to the Plan Area.

E-15 It shall be the intention of Council to encourage the City of Halifax to implement appropriate stormwater management and construction practices in developing areas adjacent to the Plan Area and to co-operate with the City of Halifax in maintaining the environmental quality of the MacIntosh Runs in accordance with the objectives of the City's Mainland South Secondary Planning Strategy.

E-16 It shall be the intention of Council to request the Department of the Environment to address environmental concerns and establish regulations related to the installation of sewerage lines adjacent to watercourses.

E-18 It shall be the intention of Council to encourage the Departments of Transportation and Communications and the Environment to enforce compliance and implement the Province of Nova Scotia Environmental Construction Practice Specifications in the Plan Area.

E-36 HRM shall seek ways to mitigate any negative impact of runoff and storm sewer from existing development on surface water resources in the MacIntosh Run watershed.

4	Cole Harbour/Westphal
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E-13 It shall be the intention of Council to implement the Stormwater Policy and Design Criteria for types of development and in portions of the Plan Area where it is determined to be appropriate and feasible, through necessary amendments to the Subdivision By-law. The infilling of any water body can have detrimental effects on stormwater and the maintenance of environmental quality. In some instances, in order to divert, infill or otherwise alter any watercourse or body of water, permission may be required from the federal Department of Transport (for navigable waters) or the provincial Departments of the Environment or Natural Resources. These requirements, unfortunately, are all too often ignored.

E-15 It shall be the intention of Council to request the Nova Scotia Departments of Transportation and Communications and the Environment to enforce compliance with the Province of Nova Scotia Environmental Construction Practice Specifications.

E-16 It shall be the intention of Council to adopt a comprehensive stormwater management system for the Cole Harbour/Westphal Plan Area. Preparatory to its adoption, Council, through the Engineering and Works Department, should undertake:

- (a) the identification of watersheds, watercourses and waterbodies within the Plan Area;**
- (b) to identify areas within the Plan Area which have deficiencies in their existing storm drainage systems;**
- and**
- (c) the preparation of urban drainage master plans appropriate to the Plan Area.**

E-17 It shall be the intention of Council to prepare and adopt a Lot Grading and Drainage By-law to control the grading of subdivisions and individual lots in order to reduce erosion and sedimentation of watercourses which result from improper or inappropriate drainage practices.

E-18 It shall be the intention of Council, through the Department of Engineering and Works, to identify areas where deficiencies exist in the existing storm drainage system and to encourage provincial agencies undertaking major developments within the Plan Area to submit drainage plans to the Department of Engineering and Works prior to undertaking such projects.

E-19 It shall be the intention of Council to seek the cooperation of the City of Dartmouth in monitoring site construction and storm drainage practices within the watersheds of shared lakes and watercourses and to establish methods of improving storm drainage in order to improve the level of water quality.

5	Eastern Passage/Cow Bay
<p>EP-6 It shall be the intention of Council to examine the drainage area of the community of Cole Harbour which contributes to flows into the Cow Bay River. Appropriate policies and regulations are to be considered for inclusion within the Cole Harbour/Westphal MPS which address storm water quantity and quality and the potential downstream impacts on the Cow Bay River and Cow Bay Lake.</p> <p>E-8 It shall be the intention of Council to implement the Stormwater Policy and Design Criteria for various types of development and in portions of the Plan Area where it is determined to be appropriate and feasible, through necessary amendments to the Subdivision By-law.</p> <p><i>Repeat Policy E-14 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-15 in Cole Harbour/Westphal MPS</i></p> <p>E-12 It shall be the intention of Council to prepare and adopt a Lot Grading and Drainage By-law to control the grading of subdivisions and individual lots in order to reduce erosion and sedimentation of watercourses which result from improper or inappropriate drainage practices.</p> <p>E-13 It shall be the intention of Council to involve the Engineering and Works, Recreation and Planning Departments to review the capability of stormwater drainage systems to support recreational activities</p> <p>EP-8 It shall be the intention of Council to encourage the use of innovative stormwater management systems which reduce the degree of impact on the natural environment. The use of stormwater retention/detention ponds, infiltration trenches, and velocity breaks and other similar techniques are therefore to be encouraged in any new development and in upgrades of existing systems where appropriate.</p>	
6	Dartmouth
<p>Policy E-8 It shall be the intention of Council to protect water quality and areas of natural habitat, by establishing in the Land Use By-law appropriate measures to mitigate the potential impacts of runoff and contaminants from commercial and industrial sites.</p>	
7	Downtown Dartmouth
<p>ML-27 Any development agreement application within the Morris-Russell Lake secondary plan area shall adhere to the recommendations of the Morris Lake Stormwater Management Plan (Jacques Whitford, 2004). All government works within the Morris Lake Watershed shall also adhere to the recommendations of this plan and, where feasible, the plan recommendations shall be applied to existing development within the watershed.</p> <p>ML-28 Within the Morris Lake Watershed, as illustrated on Map 9M, where applications are received for the expansion of existing or new commercial, institutional and multiple unit residential buildings, or for proposed grade alterations on such properties, it shall be the intention of Council to require the developer, where possible, to prepare and implement stormwater remediation measures to improve water quality entering the Morris Lake system.</p> <p>ML-29 Where deemed appropriate, the Municipality shall undertake stormwater wetland projects in the waters of Ellenvale Run and at appropriate locations throughout the watershed area. Also, Council shall, through the</p>	

CDD approval process, negotiate with applicable land owners to establish similar wetland projects at appropriate locations within the watershed.	
8	Eastern Shores (East)
E-3 It shall be the intention of Council to implement the Storm Water Policy and Design Criteria for those types of development and in those portions of the Plan Area where it is determined to be appropriate and feasible, through necessary amendments to the Subdivision By-law.	
9	Eastern Shore (West)
<i>Repeat Policy E-3 in Eastern Shores (East) MPS</i>	
10	Halifax
<p>Policy EP-1: No development agreement shall be entered into unless a master storm water management plan has been prepared for the entire Wentworth/Bedford South master plan area and accepted by the Municipality. The management plan shall:</p> <ul style="list-style-type: none"> - identify significant constraints and sensitivities with regard to flood potential, and environmental features; - provide estimates of pre-development and post development flow rates at critical locations within watercourses such as at culverts and other road crossings and at downstream developments; - specify water quality and quantity objectives which are consistent with all municipal and provincial guidelines and identify the means of preventing adverse changes to the quantity and quality of watercourses and groundwater; - specify the type and location of storm water management facilities and the design requirements to protect receiving waters from contamination, excessive flow rates and loss of aquatic habitat and to protect the quantity and quality of groundwater flows; - prepare a program for implementation and monitoring before, during and after construction, including securities and any remedial action to be taken in the event that water quantity or quality objectives are not achieved. <p>Policy EP-2: No development agreement shall be entered into unless the detailed design specifications conform with the master stormwater management plan approved under policy EP-1;</p> <p>Policy EP-3: No stormwater shall be discharged directly into any natural watercourse without the use of mitigative measures as stipulated in under the master stormwater management plan and in accordance with municipal and provincial guidelines.</p>	
12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)
P-7 It shall be the intention of Council to adopt a new municipal by-law in accordance with the Halifax County Stormwater Drainage Act so that appropriate stormwater drainage provisions and design criteria shall be applied within the Plan Area. Furthermore, it shall be the intention of Council to consult with residents and property owners of the Plan Area prior to the adoption of any stormwater drainage by-law applying to any	

<p>portion of the Plan Area. As part of the consultation process, public meetings shall be held within the Plan Area and shall be advertised in accordance with the provisions of Policy P-83(a) and (b).</p> <p><i>Repeat Policy E-14 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-15 in Cole Harbour/Westphal MPS</i></p>	
13	Lawrencetown
<p>P-25 In recognition of the need to protect the salt and fresh water in the Plan Area, it shall be the intention of Council that the Stormwater Policy and Design Criteria shall become effective within the Plan Area through necessary amendments to the Subdivision By-law.</p>	
14	Musquodoboit Valley/Dutch Settlement
<p>EC-8 In recognition of the need to protect fresh water sources in the Plan Area, it shall be the Council's intention to ensure that Stormwater Policy and Design criteria shall become effective within those portions of the Plan Area which are serviced by central services as illustrated on Schedule B of the Regional Subdivision By-Law.</p> <p>EC-9 It shall be the intention of Council to encourage the provincial government to stringently enforce its erosion and sedimentation guidelines for construction sites.</p>	
15	North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston
<p>EH-10 In recognition of the need to protect lakes and watercourses within the Plan Area, it shall be the intention of Council to consider adopting a municipal by-law in accordance with the Halifax County Stormwater Drainage Act, so that appropriate stormwater drainage provisions and design criteria shall be applied within the Plan Area. Furthermore, it shall be the intention of Council to consult with Plan Area residents, property owners, and the Lake Major Watershed Advisory Board prior to adopting any stormwater drainage by-law applying within the Plan Area.</p>	
16	Planning District 4 (Prospect)
<p><i>Repeat Policy P-25 in Lawrencetown MPS</i></p> <p>E-6 It shall be the intention of Council to encourage the Department of the Environment to stringently enforce their erosion and sedimentation guidelines for construction sites.</p>	
17	Sackville
<p><i>Repeat Policy E-11 in Planning District 5 (Chebucto Peninsula) MPS</i> <i>Repeat Policy E-14 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-15 in Cole Harbour/Westphal MPS</i></p> <p>E-16 It shall be the intention of Council to adopt a comprehensive stormwater management system for the Sackville Plan Area. Preparatory to its adoption, Council, through the Engineering and Works Department, should undertake:</p> <p>(a) the identification of watersheds, watercourses and waterbodies within the Plan Area; (b) the identification of areas within the Plan Area which have deficiencies in their existing storm drainage</p>	

<p>systems; and (c) the preparation of urban drainage master plans appropriate to the Plan Area.</p> <p><i>Repeat Policy E-17 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-13 in Eastern Passage/Cow Bay MPS</i> <i>Repeat Policy E-18 in Cole Harbour/Westphal MPS</i></p>	
18	Sackville Drive
<p>Policy LSR-5 Within the Land Use By-law a minimum pervious surface requirement shall be established and applied to all zones.</p> <p>Policy LSR-6 Within the Land Use By-law an Erosion and Sediment Minimization Plan shall be required for all Zones. The sedimentation and erosion control measures shall be employed where a vacant lot exists or change in grade is proposed. The Plans shall show the proposed erosion and sediment controls to be employed, where the measures will be found, the timing of installation (before construction begins), the inclusion of drainage controls up-slope of the construction site; inspection and monitoring, and timing of removal (after the entire site has been stabilized).</p>	
19	Planning Districts 14 & 17 (Shubenacadie Lakes)
<p>P-17 In recognition of the need to protect the recreational and domestic water supply capability of lakes and streams within the Plan Area, it shall be the intention of Council that the Stormwater Policy and Design Criteria shall become effective within the Plan Area through necessary amendments to the Subdivision By-law.</p> <p>P-18 With regard to Policy P-17, it shall be the intention of Council to encourage the Province to adopt the Stormwater Policies and Design Criteria Manual, and in cooperation with the Province, to establish appropriate funding and cost-sharing arrangements.</p> <p>P-19 With regard to the environmental sensitivity and potential health hazard posed by the contaminants in lake bottom sediments, it shall be the intention of Council to establish the watersheds of Rocky Lake, Powder Mill Lake, Muddy Pond, Three Mile Lake, and Third Lake as priority areas for storm drainage master planning as described in the Outline for the Preparation of Storm Water Master Plan. Furthermore, it shall be the intention of Council, pending the full adoption of the stormwater policy and design criteria, to implement stormwater control measures within these watersheds.</p> <p>P-20 It shall be the intention of Council, in cooperation with the Provincial Departments of Environment and Transportation, to review and implement siltation and erosion control provisions.</p> <p>P-47 In the interests of maintaining water quality it shall be the intention of Council to investigate storm water control measures for both subdivision and development and to consider amendments to the Top Soil Removal By-law in order to provide for a review of all development within the environmentally sensitive areas described on the Environmental Features Map (Map 4).</p> <p>P-49 It shall be the intention of Council to cooperate with senior levels of government in establishing an appropriate method of ensuring the safety of waters flowing from Muddy Pond. In this regard it shall be the intention of Council to place a priority on the filling of Muddy Pond.</p>	

20	Planning Districts 1 & 3 (St. Margaret's Bay)
<p><i>Repeat Policy P-25 in Lawrencetown MPS</i></p>	
21	Timberlea/Lakeside/Beechville
<p><i>Repeat Policy E-11 in Planning District 5 (Chebucto Peninsula) MPS</i> <i>Repeat Policy E-14 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-15 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-11 in Eastern Passage/Cow Bay MPS</i> <i>Repeat Policy E-17 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-13 in Eastern Passage/Cow Bay MPS</i></p> <p>E-11 It shall be the intention of Council to encourage adjacent municipal units to implement appropriate stormwater management and construction practices in developing areas adjacent to the Plan Area and cooperate with these units in maintaining the environmental quality of watercourses in which there is a joint interest.</p>	

Regional Watersheds

HRM Regional Plan	
<p>E-23 HRM shall undertake watershed or sub-watershed studies concerning natural watercourses prior to undertaking secondary planning strategies in areas where new or additional development could adversely affect watercourses within the watershed. The studies, where appropriate, shall be designed to:</p> <ul style="list-style-type: none"> (a) recommend measures to protect and manage quantity and quality of groundwater resources; (b) recommend water quality objectives for key receiving watercourses in the study area; (c) determine the amount of development and maximum inputs that receiving lakes and rivers can assimilate without exceeding the water quality objectives recommended for the lakes and rivers within the watershed; (d) determine the parameters to be attained or retained to achieve marine water quality objectives; (e) identify sources of contamination within the watershed; (f) identify remedial measures to improve fresh and marine water quality; (g) identify any areas around watercourses where increased flow from development could cause flood damage to properties or environmental damage and estimate the maximum increase in flow from the area to be developed that would not cause damage to the areas identified; (h) recommend strategies to adapt HRM’s stormwater management guidelines to achieve the water quality objectives set out under the watershed study; (i) recommend methods to reduce and mitigate loss of permeable surfaces, native plants and native soils, groundwater recharge areas, and other important environmental functions within the watershed¹¹ and create methods to reduce cut and fill and overall grading of development sites; (j) identify and recommend measures to protect and manage natural corridors and critical habitats for terrestrial and aquatic species, including species at risk; (k) identify appropriate riparian buffers for the watershed; (l) identify areas that are suitable and not suitable for development within the watershed; (m) recommend potential regulatory controls and management strategies to achieve the desired objectives; and (n) recommend a monitoring plan to assess if the specific water quality objectives for the watershed are being met. <p>E-24 HRM may consider preparing a water quality monitoring protocol to provide guidance for water quality monitoring plans accepted by HRM under clause (n) of policy E-23 and any other monitoring programs to be undertaken for HRM by landowners.</p>	
Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains and Upper Sackville
<p>P-58 In recognition of the importance of protecting the Pockwock Lake potable water supply, it shall be the intention of Council to establish the Watershed Designation as shown on the Generalized Future Land Use Maps (Map 1A, 1B, 1C, 1D, 1E).</p> <p>P-59 Within the Watershed Designation, it shall be the intention of Council to create a P-4 (Conservation) Zone which permits water distribution uses and resource uses compatible with watershed management. It shall also provide for limited residential development on lots which have a minimum area of 80,000 square feet. Further,</p>	

the land use by-law shall provide that no dwelling shall be located within one hundred (100) feet of any watercourse or within two hundred and fifty (250) feet of Tomahawk Lake, Beaver Lake or Pockwock Lake.

2	Bedford
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Policy E-19:

It shall be the intention of Town Council to enter into an inter-municipal planning strategy or to seek co-ordination of municipal planning strategy polices with adjacent municipalities in order to establish site construction and land use practice standards within regional watersheds, specifically the Sackville River, Kearney Lake, Sandy Lake, Rocky Lake, Marsh Lake, Paper Mill Lake, and Anderson Lake watersheds, to protect regional water resources.

Policy E-20:

It shall be the intention of Town Council upon the adoption of this plan to undertake an in-depth environmental study of the Sandy Lake watershed which will include input from the N.S. Department of Environment as well as area residents, and shall examine present water quality, watershed land use practices increased rates of sedimentation, and the development of a recovery and protection program for Sandy Lake if warranted by the study.

Watercourse & Wetland Protection

HRM Regional Plan

E-15 HRM shall, through the applicable land use by-law, establish a Wetlands Schedule to be used as a reference in determining the presence of wetlands 2000 m² or greater in area. On all applications for development approval, the by-law shall require the proponent to verify the existence and extent of any wetland shown on the schedule. The by-law shall prohibit development within any such wetland except as required to allow for public infrastructure. HRM may consider amending the restrictions made under the land use by-laws from time to time to conform to any guidelines or Statement of Provincial Interest adopted by the Province.

E-16 HRM shall, through the applicable land use by-law, require the retention of a minimum 20 metre wide riparian buffer along all watercourses throughout HRM to protect the chemical, physical and biological functions of marine and freshwater resources. Through a secondary planning process, the width of the riparian buffer may be increased. Lands designated Halifax Harbour on the Generalized Future Land Use Map (Map 2), industrial lands within the port of Sheet Harbour and lands within the Waterfront Residential (R-1C) Zone under the Shubenacadie Lakes Secondary Planning Strategy shall be exempted from the buffer requirement.

E-17 Further to policy E-16, where a development may be considered by development agreement, HRM shall consider the acquisition of riparian buffers as public open space.

E-18 HRM shall, through the applicable land use by-law, relax the riparian buffer requirement for lots in existence on August 26, 2006, where otherwise development would be prohibitive. No relaxation to the buffer shall be permitted for lots created after August 26, 2006.

E-19 HRM shall consider a by-law to protect existing trees and to manage the retention and the removal of existing trees within riparian buffer zones.

E-20 HRM may, through secondary planning strategies and land use by-laws, consider measures to regulate development of water lots that have been infilled, including establishing setbacks of buildings and structures from the water.

Municipal Planning Strategy

1	Beaver Bank, Hammonds Plains and Upper Sackville
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P-68 shall be the intention of Council to establish the Springfield Lake Designation, as shown on the Generalized Future Land Use Maps (Maps 1A, 1B, 1C, 1D, 1E). Within the designation it shall be the intention of Council to recognize the environmentally sensitive situation which exists at Springfield Lake.

P-72 It shall be the intention of Council to encourage and support provincial Department of the Environment regulations and guidelines concerned with the protection of any natural systems such as wetlands, bogs, swamps, and streams, within the Springfield Lake Designation.

P-73 It shall be the intention of Council to request that the Department of Environment take immediate steps to assemble baseline water quality data for Springfield Lake, as a reference point for future quantification of

change in lake quality and to establish objective water quality standards for the lake based on the need to preserve the lake for water contact sports and aesthetic quality.

P-94 It shall be the intention of Council to encourage the provincial Department of the Environment to improve enforcement of regulations and guidelines concerned with the infilling of watercourses within the Plan Area.

P-95 It shall be the intention of Council to encourage the Departments of Transportation and Environment to enforce compliance with the Province of Nova Scotia Environmental Construction Practice Specifications. Through the land use by-law, setbacks from watercourses shall be required in order to provide further environmental protection for watercourses within the Plan Area.

P-96 It shall be the intention of Council, through the land use by-law, to establish requirements for setbacks from watercourses within the Plan Area.

2	Bedford
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Policy E-4:

It shall be the intention of Town Council in Residential, Residential Reserve, or RCDD zones to prohibit except by development agreement the erection of any structure or the excavation or infilling of land within 50 feet of a watercourse or water retention area identified on the map showing environmentally sensitive areas in the Town, except the Bedford Basin. This 50 foot buffer shall be maintained with existing vegetation and is applicable to single dwelling units, two unit dwellings, and townhouses. All multiple unit dwellings, regardless of which zone they are located in, shall be subject to the same setback and buffer provisions as commercial and industrial uses and per Policy E-8. Excavation or infilling activity associated with single unit dwelling, two unit dwellings, and townhouses may occur between 50 and 35 feet of a watercourse, by development agreement, where it is demonstrated that a property can not be reasonably developed by complying with the 50 foot site disturbance provisions and where mitigation measures are proposed which will compensate equally for the reduced effectiveness of the 50' natural buffer. This "no net loss in effectiveness" shall be demonstrated through an environmental study which examines the issues of runoff quality and quantity, erosion potential, and sedimentation both during and after construction. Commercial uses in the RCDD zone shall be subject to the setback and buffer provisions of Policy E-8.

Policy E-5:

It shall be the intention of Town Council to require that development proposals undertaken by development agreement pursuant to Policy E-4 include an environmental study which addresses the issues identified in Policy E-4 and the mitigation of any potential adverse development impacts associated with these issues. The mitigation measures shall be embodied within the development agreement and compliance with the agreement will be subject to Section 80 (1),(2) of the Planning Act. The chart in Appendix A is to be used as a guide when undertaking an environmental study pursuant to this policy.

Policy E-6:

It shall be the intention of Town Council to request that the Bedford Waters Advisory Committee provide a written comment on developments being undertaken by a development agreement pursuant to Policy E-4 and E-8 prior to a recommendation being made by the Bedford Planning Advisory Committee.

Policy E-7:

It shall be the intention of Town Council to request the Bedford Waters Advisory Committee to implement a water quality sampling program of all lakes and rivers in the Town in an attempt to provide an historical data base for water quality.

Policy E-8:

In areas where Industrial ILI or IHI Zones, Institutional Zones(RC-Mar 18/03;E-May10/03), or Commercial Zones about a watercourse or water retention area identified on the map showing environmentally sensitive areas in the Town, Town Council shall prohibit the erection of any structure, or the excavation or filling in of land within 100 feet of the watercourse or water retention area. This 100 ft. area shall be maintained with existing vegetation or landscaped. A reduction in the buffer from 100' to 50' may be considered by Town Council by a development agreement, where it is demonstrated that a property can not be reasonably developed by complying with the 100 foot setback and site disturbance provisions. A development agreement shall be subject to the provisions of Policy Z-3, and the undertaking of an environmental study which addresses the issues of runoff, erosion, siltation and any other impacts on the watercourse during and after construction. The development agreement shall outline the specific measures to be used to ensure a no net loss in the effectiveness of the natural 100' buffer in terms of protecting the watercourse. The setback and site disturbance provisions of this policy are applicable also to commercial uses in an RCDD zone and multiple unit dwellings in all zones. Single unit dwellings, two unit dwellings and townhouses in all zones are subject to the setback provisions of Policy E-4. Policy E-8 shall not apply to properties abutting the Bedford Basin.

3

Planning District 5 (Chebucto Peninsula)

E-12 It shall be the intention of Council to prohibit the erection of structures within twenty-five feet of any freshwater watercourse. It shall be the intention of Council to support the maintenance of floodplains as natural storm channels, and where the flood plain can be identified, to prohibit the location of structures within the identified floodplain.

E-14 It shall be the intention of Council to monitor the provisions of the Planning Act, storm drainage aspects of developing areas in the City of Halifax which may have an impact upon the Plan Area, and to encourage the Department of the Environment to monitor water quality in all developing areas which are adjacent to the Plan Area.

E-17 It shall be the intention of Council to encourage the Department of the Environment to prohibit the infilling of waterbodies and watercourses in the Plan Area.

E-18 It shall be the intention of Council to encourage the Departments of Transportation and Communications and the Environment to enforce compliance and implement the Province of Nova Scotia Environments Construction Practice Specifications in the Plan Area.

Herring Cove Area

E-31 No infilling of watercourses, wetlands, or flood plains shall be permitted except where absolutely required for the purpose of road and utility access to development which is permitted by the land use By-law. A Conservation Zone shall be applied to all wetlands identified through the Herring Cove Area Settlement and Servicing Strategy, as shown on Map E-1 "Wetlands in Herring Cove".

	<p>E-32 Within the Herring Cove Community no development (including the erection of a structure, the clearing of vegetation or the alteration of existing grades) shall be permitted within a buffer zone of undisturbed ground and vegetation that extends 100 feet from all watercourses and wetlands, including floodplains, except for required stream crossings or recreational uses. Provision shall be made for 50 feet buffer zones on lots in existence on the effective date of this policy that would be made unreasonably affected by the 100 feet requirement.</p>
4	Cole Harbour/Westphal
	<p>E-14 It shall be the intention of Council to request the federal Department of Transport and the provincial Departments of the Environment and Lands and Forests to improve enforcement of the regulations and guidelines governing infilling or other interference with watercourses within the Plan Area.</p> <p>E-20 It shall be the intention of Council, through the land use by-law, to require all new buildings and structures, except those requiring direct access to water, to be setback a minimum of twenty-five (25) feet from watercourses and waterbodies within the Plan Area.</p> <p>E-21 It shall be the intention of Council, through the land use by-law, to establish increased setback requirements for all new buildings and structures as follows: (a) to a minimum of fifty (50) feet from the Little Salmon River; (b) to a minimum of one hundred (100) feet from watercourses and waterbodies within the Lake Major Watershed; and (c) to a minimum of two hundred and fifty (250) feet from Lake Major.</p>
5	Eastern Passage/Cow Bay
	<p>EP-2 It shall be the intention of Council not to consider any rezoning application which will result in the development, excavation, infilling or alteration of any wetland, watercourse, water resource or floodplain, unless it is clearly demonstrated by detailed study that any such area, in whole or in part, does not meet any definition or fulfill such natural functions, as described in this planning strategy, or is otherwise not hazardous for development.</p> <p>Policy EP-4. Watercourses were identified using topographic mapping (1:10 000 scale) produced by the Department of Housing and Municipal Affairs, NTS series mapping (1:50 000) and interpretation of air photos dated 1992.</p> <p>EP-4 It shall be the intention of Council to establish setback and buffer requirements for all watercourses within the plan area, including but not limited to those as generally shown on Map 4 - Environmental Constraints. No structure, excavation, infilling or grade alteration shall be permitted to occur within one hundred (100) feet of any watercourse. The retention of natural vegetation within the setback/buffer area shall be part of these requirements. The land use bylaw shall contain provisions to reduce this requirement to fifty (50) feet for lots in existence on the effective date of this planning strategy where otherwise development would be prohibitive.</p>
6	Dartmouth
	<p>Policy E-7 It shall be the intention of Council to require buildings to be setback from watercourses. It shall further be the intention of Council to require the provision of natural buffers within this setback to protect</p>

water quality, reduce the impacts of erosion and sedimentation, reduce the risk of contamination, and to protect shoreline habitat.	
8	Eastern Shores (East)
<p>E-4 It shall be the intention of Council to strongly encourage the federal Department of Transport and the provincial Department of the Environment to enforce their regulations and guidelines governing infilling or other interference with watercourses within the Plan Area.</p> <p>Repeat Policy E-15 in Cole Harbour/Westphal MPS</p> <p>E-6 It shall be the intention of Council, through the land use by-law, to establish requirements for setbacks from watercourses within the Plan Area which are appropriate to the environmental sensitivity of particular areas.</p> <p>E-7 It shall be the intention of Council to discourage the removal of trees and other vegetation within the setback areas established pursuant to Policy E-6, and to encourage all property owners, when developing property bordering watercourses, to maintain a natural woodland buffer within setback areas.</p>	
9	Eastern Shore (West)
<p><i>Repeat Policy E-4 in Eastern Shores (East)</i> <i>Repeat Policy E-15 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-6 in Eastern Shores (East) MPS</i> <i>Repeat Policy E-7 in Eastern Shores (East) MPS</i></p>	
10	Halifax
<p>7.1.2 Lands within 100 feet of the water's edge of any water body shall be considered to be environmentally sensitive and the Land Use By-law shall require a higher standard for new single-family lots adjacent to watercourses.</p> <p>8.5 The City shall establish standards, insofar as it has the power, for maintaining lake systems and their watersheds in a healthy state. These standards should address the infilling of lakes or their tributaries, the preservation of natural resources which are visually or ecologically complementary to those lakes and their tributaries, the control of discharges into lakes or tributaries resulting from public or private developments which would cause long-term degradation of the water quality, and the prevention of any other environmentally damaging effects.</p> <p>7.4 The City shall require setbacks for new development adjacent to lakes, watercourses or waterbodies for the purposes of maintaining and enhancing a high quality lakes and waterways system for development considered pursuant to Policy 1.5.1.</p> <p>8.12 The Northwest Arm is a narrow, recreational inlet characterized by major urban parks (Sir Sandford Fleming, Point Pleasant, Deadman's Island and Horseshoe Island Parks), historical assets and predominantly residential uses. The Northwest Arm is also home to a number of boat/sailing clubs which generate significant boating traffic in the Arm. Consequently, the Halifax Regional Municipality recognizes that subdivision, development and water lot infilling activities along the Northwest Arm may result in undesirable impacts on the</p>	

aesthetic character and traditional built form of the Northwest Arm, on its recreational use and navigability and on its marine environment. As a means of protecting the character of the Northwest Arm, the Municipality shall control development and subdivision on lots and water lots along the Northwest Arm. Specific measures will include limiting the type of structures that will be allowed on both infilled and non-infilled water lots, implementing a setback from the Northwest Arm, limiting the type and size of structures to be built within the Northwest Arm setback, and preventing infilled and non-infilled water lots from being used in lot area and setback calculations.

8.12.1 In order to carry out the intentions described in 8.12, the Municipality shall designate the seabed of the Northwest Arm seaward of the Ordinary High Water Mark, as it existed on the effective date of the adoption of this amendment and as generally shown on Appendix A (Generalized Future Land Use Map), as Water Access. Through the Land Use By-laws, the Municipality shall establish a corresponding Water Access Zone which shall apply to any new land created by infilling of the Northwest Arm. Development within this Zone shall be limited to public works and utilities, ferry terminal facilities, municipal, provincial and national historic sites and monuments, passive recreation uses and wharves and docks.

8.12.2 The Municipality shall encourage the respective provincial and federal approval authorities from issuing any approval to permit the infilling of water lots, which would be detrimental to the objectives described in 8.12. Infilling activities related to the construction of public works and utilities, ferry terminal facilities, municipal, provincial and national historic sites and monuments, passive recreation uses, and wharves and docks are not considered to be detrimental to the objectives of 8.12.

8.12.3 The Municipality shall also encourage the respective provincial and federal approval authorities to refer any marine related infrastructure or infilling requests and applications occurring within Halifax Harbour, including the Northwest Arm, to the Development Officer for review of compliance with the Land Use By-law.

Policy EP-6:

Features of environmental significance shall be delineated as non-disturbance areas under development agreements. Non- disturbance areas shall be located to allow for continuity non-disturbance areas on abutting lots, municipal parkland and open space dedications, and natural areas adjacent to watercourses.

12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)
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P-5 It shall be the intention of Council to require all new buildings and structures except those requiring direct access to water to be set back from watercourses within the Plan Area.

P-11A Concern with environmental quality is an ever present and highly important theme in this planning strategy. This is a particular concern in the case of watercourses because of the ease by which they can be spoiled and polluted by inappropriate development being located too close to a shore line. In recognition of this concern, Council intends to apply a larger than normal setback requirement from watercourses for certain non-residential uses in the RE, MR, RA, R-6 and I-2 zones. This setback will apply to agricultural uses including intensive agricultural uses, sawmills and other woodworking mills, extractive facilities, fish processing plants and salvage yards. In addition, because of the nuisance effect these potentially offensive types of uses can have on adjacent residential uses, Council shall also require that larger than normal separation distances be maintained between these uses and residential zones and dwellings including appurtenant wells except dwellings located on the same lot as the potentially offensive use.

13	Lawrencetown
<p><i>Repeat Policy P-94 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i></p> <p>P-27 It shall be the intention of Council to encourage the Departments of Transportation and Environment to enforce compliance with the "Province of Nova Scotia Environmental Construction Practice Specifications."</p> <p><i>Repeat Policy E-6 in Eastern Shores (East) MPS</i></p>	
14	Musquodoboit Valley/Dutch Settlement
<p>EC-10 It shall be the intention of Council to encourage the provincial Department of the Environment to improve enforcement of their regulations and guidelines concerning with the infilling and alteration of watercourses within the Plan Area.</p> <p>EC-11 It shall be the intention of Council to encourage the provincial government to address flooding problems resulting from natural infilling of watercourses.</p> <p><i>Repeat Policy E-15 in Cole Harbour/Westphal MPS</i></p> <p>EC-13 It shall be the intention of Council, through the land use by-law, to require all new buildings and structures, except those requiring direct access to water to have a minimum setback of twenty-five (25) feet from watercourses and water bodies within the Plan Area. Furthermore it, shall be the intention of Council to encourage people not to remove vegetation (i.e.: trees), within twenty-five (25) feet of watercourses.</p> <p>EC-14 Notwithstanding Policy EC-13, it shall be the intention of Council to establish a larger setback requirement from a watercourse or well for intensive livestock operations, forest processing operations, greenhouses, facilities associated with extractive facilities and industrial uses as such uses can have a substantial impact on the natural environment.</p> <p>EC-15 It shall be the intention of Council to encourage the provincial Department of Natural Resources to evaluate the recreational potential of the watercourses in the Plan Area in order to be selected for the Recreational Waterways Program under the provincial Trails Act. Furthermore, Council shall recognize and support the actions of the province for watercourses designated under the Recreational Waterways Program.</p> <p>EC-16 It shall be the intention of Council not to apply any additional regulations or requirements to any watercourse until detailed analysis has been done on the watercourse which indicates that additional protection is required.</p>	
15	North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston
<p>EH-11 It shall be the intention of Council to request the Nova Scotia Departments of Natural Resources and the Environment to improve enforcement of the regulations and guidelines governing the infilling or otherwise interfering with lakes and watercourses in the Plan Area.</p> <p><i>Repeat Policy E-15 in Cole Harbour/Westphal MPS</i></p> <p>EH-13 In recognition of the importance of protecting the Lake Major and Long Lake potable water supplies, and</p>	

<p>of protecting overall water quality within the Lake Major watershed and along other natural watercourses. Within the Plan Area, it shall be the intention of Council to establish, within the land use by-law, a minimum lot size of 80,000 square feet for new lots which are located outside of the established communities within the Lake Major Watershed. Furthermore, the land use by-law shall provide that no building shall be located within twenty-five (25) feet of any watercourse, or within one hundred (100) feet of any watercourse within the Lake Major watershed or within two hundred and fifty (250) feet of water which serves as a public water supply, specifically Long Lake and Lake Major.</p> <p>EH-14 Notwithstanding Policy EH-13 and in recognition of existing communities and properties within the Lake Major Watershed, it shall be the intention of Council to establish special provisions within the land use by-law to exempt existing properties from the setback requirements established under Policy EH-13. Exempted properties shall be used for residential purposes only.</p> <p>EH-15 It shall be the intention of Council to recognize the guidelines and watershed regulations prepared by the Lake Major Watershed Advisory Board in all matters related to the use of land and erection of buildings within this watershed.</p>	
16	Planning District 4 (Prospect)
<p><i>Repeat Policy P-94 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i></p> <p>E-8 It shall be the intention of Council to encourage the federal department of Fisheries and Oceans to continue to review development proposals in the Plan Area with regard to their impact on fish habitats.</p> <p>E-9 It shall be the intention of Council, through the land use by-law, to require all new buildings and structures, except those requiring direct access to water to be setback a minimum of twenty-five (25) feet from watercourses and waterbodies within the Plan Area.</p> <p>E-10 It shall be the intention of Council to encourage people not to cut trees within twenty-five (25) feet of watercourses.</p> <p>Nine Mile River</p> <p>E-11 It shall be the intention of Council to encourage the Departments of the Environment and Health to continue to monitor water quality in the Nine Mile River and to do so at two (2) mile intervals as far as Shad Bay.</p> <p>E-12 It shall be the intention of Council to encourage the federal Departments of Fisheries and Oceans and Environment Canada to hold public information meetings to explain shellfish closures when they occur.</p>	
17	Sackville
<p><i>Policy E-20 in Cole Harbour/Westphal MPS</i></p>	
18	Sackville Drive
<p>Policy LSR-1 Within all designations, no infilling of watercourses, wetlands, or flood plains shall be permitted except required stream crossings, and arcades, esplanades, board walks, open spaces, and recreation uses, or where absolutely required for road and utility access to development permitted by the land use By-law.</p>	

Policy LSR-2	<p>Within all designations, no development (including the erection of a structure, the clearing of vegetation or the alteration of existing grades) shall be permitted within a buffer zone of undisturbed ground and vegetation that extends 100 feet from all watercourses and wetlands, including floodplain, except required stream crossings, and arcades, esplanades, board walks and open space and recreational uses. Provision shall be made for 50 feet buffer zones on lots in existence as of May 7, 2002, would be made unreasonably affected by the 100 feet requirement.</p>
Policy LSR-4	<p>HRM shall seek ways to mitigate any negative impact of runoff and storm sewer from existing development on surface water resources in the Little Sackville and Sackville River's watershed.</p>
19	Planning Districts 14 & 17 (Shubenacadie Lakes)
<p>P-46 In recognition of the need to protect surface water quality, it shall be the intention of Council to consider the application of site grading and drainage controls for development adjacent to watercourses within the Plan Area. Until such time as these controls are effective, it shall be the intention of Council to establish a minimum building setback from lakes and streams of fifty (50) feet except for private boathouses, boat docks, float plane hangars. Furthermore, it shall be Council's intention to establish a lesser setback for existing lots of land which would not otherwise be eligible for development.</p>	
<p>P-48 It shall be the intention of Council to continue to support and cooperate with the Shubenacadie Lakes Advisory Board by referring subdivisions and developments within three hundred (300) metres of the streams and lakes of the Shubenacadie-Stewiacke system.</p>	
20	Planning Districts 1 & 3 (St. Margaret's Bay)
<p>E-11 It shall be the intention of Council to request the provincial Department of the Environment to improve enforcement of the regulations and guidelines governing infilling and interfering with watercourses in the Plan Area.</p>	
<p>E-12 It shall be the intention of Council to request the Departments of Transportation and Communications and Environment to enforce compliance with the Province of Nova Scotia Environmental Construction Practice Specifications. In addition, the land use by-law will establish regulations concerning setbacks from watercourses.</p>	

Salt Marshes

Municipal Planning Strategy	
13	Lawrencetown
<p>P-29 It shall be the intention of Council to request the Department of the Environment to prohibit infilling or drainage of the coastal wetlands in the Plan Area, as shown on the Coastal Wetlands Map (Map 2).</p> <p>P-30 It shall further be the intention of Council to seriously consider the acquisition of such marshes as public open space at the time of subdivision, and to develop these marshes as an educational resource or leave them in a natural condition as wildlife refuges.</p> <p>P-31 It shall be the intention of Council to encourage the necessary scientific studies to identify any coastal wetlands requiring specific protection, and to consider amending this strategy to establish and apply conservation zoning in such areas.</p>	

Floodplain Protection

HRM Regional Plan	
<p>E-21 HRM shall restrict development and prohibit the placement of fill or alteration of grades in association with development that restricts the capacity of flow or increases flood levels within the 1 in 100 year and 1 in 20 year floodplains for designated watercourses, under secondary planning strategies and land use by-laws. Water control structures, boardwalks and walkways, conservation uses, historic sites and monuments and wastewater, stormwater and water infrastructure shall be permitted within floodplains. Within the 1 in 100 year floodplain, HRM may, through secondary planning strategies and land use by-laws, permit development which has been adequately flood-proofed.</p>	
Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains and Upper Sackville
<p>Policy BW-7: No development, grade alteration, excavation, fill, pavement or removal of natural vegetation shall be permitted within one hundred (100) feet of the high water mark, or within the limits of any 1 in 20 year flood plain of Kearney Lake, Kearney Lake Run or Black Duck Brook or within sixty-six (66) feet of the high water mark of any other watercourse, or within the limits of any 1 in 20 year flood plain of any watercourse, except as provided for by development agreement in accordance with an approved water</p> <p>In order to effectively address servicing and development concerns, and to provide protection for the lake as a recreation and aesthetic resource in the interim period, prior to installation of central sewerage services, new development in the immediate area of Springfield Lake was prohibited by the application of a RR-1 (Restricted Residential) Zone which only permitted the existing residential uses, accessory uses, offices in conjunction with the permitted uses and open space uses.</p> <p>P-75 In recognition of the need to minimize the consequences of flooding along the Sackville River system and in recognition of the environmental importance of the river and its role in the natural storm drainage system, and consistent with the policies of the Sackville municipal planning strategy, it shall be the intention of Council to establish a Floodplain Designation as shown on the Generalized Future Land Use Maps (Maps 1A, 1B, 1C, 1D, 1E). This Designation shall encompass the 1:20 and the 1:100 floodplains as defined through detailed floodplain mapping.</p> <p>P-76 Within the Floodplain Designation it shall be the intention of Council to establish a FP(Floodplain) Zone, encompassing the 1:20 year floodplain, in which conservation related uses, resource activities, recreation uses, and public and private parks and playgrounds shall be permitted. Notwithstanding that these uses shall be permitted, any structures intended for human habitation, whether permanent or temporary, shall be prohibited.</p> <p>P-77 Within the Floodplain Designation it shall be the intention of Council to apply the MU-2(Mixed Use 2) Zone established by Policy P-11 to those lands beyond the 1:20 year floodplain but within the 1:100 year floodplain. Notwithstanding the provisions of Policy P-11 and with the exception of buildings permitted in the floodplain zone, Council may only consider permitting buildings within the 1:100 year floodplain by development agreement and according to the provisions of the Municipal Government Act. In considering any such agreement, Council shall have regard to the following:</p> <p>(a) that adequate flood proofing measures are undertaken for any building;</p>	

- (b) that the type of residential development is consistent with that permitted by the zone within which the lands are located and that the minimum standards for such developments are no less than those required by the zone unless necessary for reasons of safety; and**
- (c) the environmental protection of the watercourse with respect to proper storm drainage.**

P-78 In order to minimize the effects upon natural stormwater flows it shall be the intention of Council to exercise control over the placement and stabilization of fill necessary for the floodproofing of structures permitted within the Floodplain Designation. Further, through the review of subdivision applications, it shall be the intention of Council to co-operate with the Department of Transportation to ensure that any roadways proposed within the Floodplain Designation meet the requirements of the Halifax County Storm Drainage Task Force.

Floodrisk Areas

P-79 It shall be the intention of Council, in the interests of orderly development and public safety, to encourage and co-operate with senior levels of government in the development of floodplain mapping for the Beaver Bank River. Upon completion of any floodplain mapping, Council shall review this Plan in order to implement more appropriate development controls.

P-80 In order to minimize the effects upon natural stormwater flows it shall be the intention of Council to exercise control over the placement and stabilization of fill necessary for the floodproofing of structures permitted within the Floodplain Designation. Further, through the review of subdivision applications, it shall be the intention of Council to co-operate with the Department of Transportation to ensure that any roadways proposed within the Floodplain Designation meet the requirements of the Halifax County Storm Drainage Task Force.

2	Bedford
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Policy E-9:
It shall be the intention of Town Council to establish a Floodway designation on the Generalized Future Land Use map which reflects the 1:20 Floodway of the Sackville River as defined by mapping of the Canada-Nova Scotia Flood Reduction Program. The 1:100 Floodway Fringe of the Sackville River shall also be defined by mapping of the Canada-Nova Scotia Flood Reduction Program.

Policy E-10:
Within the Floodway designation it shall be the intention of Town Council to establish a Floodway Zone, encompassing the 1:20 year floodway, in which conservation related uses, public and private parks and playgrounds, recreation uses, roadways, and uses of a similar nature shall be permitted. Notwithstanding that these uses shall be permitted, any structures intended for human habitation, whether permanent or temporary, shall be prohibited.

Policy E-11:
It shall be the intention of Town Council to permit the redevelopment of existing uses within the 1:20 year floodway through the development agreement process, subject to the proponent agreeing to maintain, or enhance where possible, the water retention capabilities of the floodway.

Policy E-12:	<p>It shall be the intention of Town Council to identify the 1:100 Floodway fringe on the Zoning map by cross hatching of the zones within its boundaries. Permitted uses within the floodway fringe shall be determined by the underlying zones. Further to the applicable zone requirements, Town Council shall require floodproofing of structures erected within the 1:100 floodway fringe and shall regulate the placement and stabilization of fill necessary for the floodproofing of permitted structures unless the structures have been specifically designed to accommodate water flow and storage</p> <p>BW-7: No development, grade alteration, excavation, fill, pavement or removal of natural vegetation shall be permitted within one hundred (100) feet of the high water mark, or within the limits of any 1 in 20 year flood plain of Kearney Lake, Kearney Lake Run or Black Duck Brook or within sixty-six (66) feet of the high water mark of any other watercourse, or within the limits of any 1 in 20 year flood plain of any watercourse, except as provided for by development agreement in accordance with an approved water management plan approved pursuant to the provisions of policy BW-9 or as provided to allow for trail systems, transportation crossings or utilities.</p>
3	Planning District 5 (Chebucto Peninsula)
E-13	<p>It shall be the intention of Council to take steps to initiate mapping of the Pennant River system, the MacIntosh Runs river system and the Ocean Run river system, in order to identify floodplains and environmentally sensitive areas when mapping is complete, Council shall amend the Municipal Planning Strategy to designate floodplain areas and amend the land use by-law provisions with regard to setbacks from watercourses, to prevent development in the floodplains based on data collected.</p>
4	Cole Harbour/Westphal
E-22	<p>It shall be the intention of Council in the interests of orderly development and public safety to encourage and co-operate with senior levels of government in the development of flood plain mapping for the Little Salmon, Bissett and Smelt Brook river systems. With reference to Policy E-17, upon completion of any flood plain mapping, Council shall review this Plan in order to implement more appropriate development controls.</p>
5	Eastern Passage/Cow Bay
EP-1	<p>It shall be the intention of Council to establish Map 4 - Environmental Constraints in the MPS. Lands included on the map are known watercourses, wetlands, floodplains and areas of steep slopes. This map shall show areas which are unsuitable or pose unusual difficulties or risks for development. With respect to floodplains, Council will encourage the development of floodplain mapping to identify the 1/20 and 1/100 year floodplains for Cow Bay River and Smelt Brook and incorporate appropriate development policy in the MPS for each.</p> <p>EP-5 It shall be the intention of Council to establish a Floodplain Zone for application to the identified floodplains of the Cow Bay River and Smelt Brook. Permitted uses include forestry and agricultural uses (excluding buildings), passive and active recreation uses and conservation uses. No excavation, infilling or grade alteration shall be permitted to occur within one hundred (100) feet of Cow Bay River and within one hundred (100) feet of Smelt Brook and the retention of natural vegetation within these areas shall be required. These restrictions shall also apply to areas beyond the one hundred (100) feet that are within twenty-five (25) feet of</p>

wetlands as shown on Map 4 - Environmental Constraints.	
10	Halifax
<p>7.4.1 The City shall undertake an analysis of flooding along the McIntosh Run and prepare suitable policy and regulatory controls to protect the watercourse.</p> <p>7.4.2 Pending the completion of the study outlined in Policy 7.4.1, the City shall amend its Land Use By-law to require a setback for all new development of one hundred feet from the McIntosh Run.</p> <p>Policy EP-4: No development, grade alteration, excavation, fill, pavement or removal of natural vegetation shall be permitted within fifty (50) feet of the high water mark, or within the limits of any 1 in 20 year flood plain of any watercourse, except as provided for by development agreement in accordance with an approved storm water management plan or as provided to allow for trail systems or transportation crossings.</p>	
18	Sackville Drive
<p>Policy LSR-10 Within the Downsview-Beaver Bank Designation, a Flood Plain Zone shall be established under the Land Use By-law. The Zone shall permit conservation, storm water engineering, recreation and parks uses, including board walks, arcades and esplanades. Any structures intended for human habitation, whether permanent or temporary, shall be prohibited.</p> <p>Policy LSR-11 In recognition of the community's desire to create a public wilderness park on Sackville Drive, and the need to limit development within the floodplain, the lands owned by Atlantic Shopping Centre that are within the floodplain of the Little Sackville River, and support the Downsview Complex stormwater pond system, shall be zoned Floodplain Zone.</p>	
19	Planning Districts 14 & 17 (Shubenacadie Lakes)
<p>P-50 It shall be the intention of Council to encourage the maintenance of public health and safety by considering any proposal for development within the flood danger area as shown on Environmental Features Map (Map 4) according to the provisions of Sections 55, 66 and 67 of the Planning Act. In considering such agreements, Council shall have regard for:</p> <ul style="list-style-type: none"> (a) the effects of the proposed development on stream flows; (b) provisions for flood proofing where appropriate; (c) the provisions of Policy P-155; and (d) that the proposed use is one permitted by the zone applied to the property. 	

Lake & Stream Protection

Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains, Upper Sackville
<p>P-71 With regard to the environmental sensitivity of Springfield Lake, it shall be the intention of Council to take additional measures to protect the lake by establishing the watershed of Springfield Lake as a priority area for storm drainage master planning as outlined in Appendix PA of the "Province of Nova Scotia, Municipality of the County of Halifax Recommendations and Stormwater Policy" prepared by Halifax County Storm Drainage Task Force. In order to minimize the impact of stormwater upon the natural and manmade environment until such time as the Master Plan is prepared, it shall be the intention of Council to require storm drainage information and design for subdivision and development within the designation, to ensure compliance with municipal policies and criteria.</p> <p>P-74 It shall be the intention of Council to monitor the condition of the lake on a three year rotation and to assess the effect of development as measured against the objective standards established for water quality. As established water quality standards pursuant to Policy P-73 are approached, it shall be the intention of Council to redevelopment controls within the Springfield Lake Designation.</p>	
2	Bedford
<p>Policy BW-3: A water quality monitoring program shall be undertaken for the Paper Mill Lake watershed, illustrated on Schedule BW-2 to track the eutrophication process. The program is to be designed in accordance with national guidelines established by the Canadian Council for Ministers of the Environment (the CCME guidelines) and undertaken by a qualified persons retained by the Municipality and financed in whole or in part by developers within the watershed area. Specifics of the program are to be negotiated under the terms of a development agreement in consultation with the Bedford Watershed Advisory Board. The monitoring program shall:</p> <p>a) specify the duration of monitoring for the pre-construction, construction and postconstruction phases of development. Pre-construction phase means a period of time before construction activity starts. Post-construction phase means a period of time that commences at full build out of the area permitted by a development agreement. Construction phase means the full time period between the pre-construction and post- construction phase);</p> <p>b) specify the physical and chemical water quality indicators to be measured, the location and frequency of testing and the format of submissions to the Municipality in each phase referenced under clause (a);</p> <p>c) establish physical and chemical water quality indicator threshold levels for the recreational uses of the lakes which would be used as a basis for reevaluating watershed management controls and future development potential within the area. The threshold indicators are to be established prior to any development approvals being granted;</p> <p>d) conform with all water quality policies, specifications, protocols and review and approval procedures approved by Regional Council.</p> <p>Policy BW-4: Where the Community Council is satisfied that a development agreement application has been made for a development proposal which could not be reasonably expected to impact the quality of water within the Paper Mill Lake watershed, the requirements of policy BW-3 may be waived.</p>	

Policy BW-5:

In the event that water quality threshold levels, as specified under clause (c) of policy BW-3, for Paper Mill Lake or Kearney Lake are reached, the Municipality shall undertake an assessment and determine an appropriate course of action respecting watershed management and future land use development in the area. An assessment shall consider the CCME guidelines. Water quality thresholds and any assessment reports shall be made available to the public.

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Dartmouth

ML-23 It shall be the intention of Council to encourage all new development within the Morris-Russell Lake secondary plan area to meet certain basic design objectives as follows:

- (a) to reproduce the pre-development hydrological conditions;
- (b) confine development and construction activities to the least critical areas of the site and consider clustered development to minimize land disturbance;
- (c) maintain the overall desired density of development by allocating higher densities to areas most suitable for development;
- (d) minimize changes to the existing topography; and
- (e) preserve and utilize the natural drainage system

ML-24 It shall be the intention of Council to require all new development situated on lands zoned CDD within the Morris-Russell Lake secondary plan area to incorporate specific design standards which maximize the protection of water quality in Morris and Russell Lakes. The following shall be used as guidelines:

- (a) all lands with slopes of 15% or greater should not be developed unless additional environmental control measures are implemented to minimize the amount of erosion generated from the site;
- (b) all wetlands (as defined by the presence of characteristic wetland vegetation) should be excluded from development;
- (c) all shorelines should be protected by a 100 foot buffer zone except that the width of the buffer zone may be decreased to 75 feet if, through detailed study, the topography and vegetation conditions warrant the reduction. Within the buffer zone, no vegetation or soil shall be removed or altered unless under a management plan has been approved to provide for restoration of vegetation, shoreline access paths, view corridors, habitat management, safety and welfare or shoreline recreation where such provisions may be made without adversely affecting the primary purpose of preserving water quality in the lake. Any study or management plan submitted pursuant to this clause shall be prepared by a person qualified to make the required determinations and an approval procedure shall be established under the terms of a development agreement;
- (d) all wetlands and watercourses should be protected with a buffer strip within which no vegetation or soil should be removed or altered unless approved under a management plan approved pursuant to the provisions of clause (c). For wetlands, the buffer strip should be at least 25 feet in width for wetlands less than 0.5 acres in size and 50 feet for wetlands over 0.5 acres. All streams shall have a minimum 50 foot buffer strip on each side;
- (e) the amount of impermeable surfaces created should not exceed 25% of the gross area of the proposed development. Minor increases in this figure may be considered provided the amount of proposed undisturbed land substantially exceeds the guideline described in section ML-11(f) and such undisturbed lands are incorporated into the final drainage plan;
- (f) a minimum of 25% of the natural vegetation on the site should be retained in an undisturbed state and incorporated into the final drainage plan;
- (g) the public, landowners, developers and the Municipality are encouraged to maximize phosphorous

reduction to the fullest extent possible through the use of best management practices as recommended by the Morris Lake Stormwater Management Plan (Jacques Whitford, 2004); and
(h) no development shall be permitted on septic systems.

ML-25 Within the Morris-Russell Lake secondary plan area, it shall be the intention of Council to require all developers to prepare and receive Municipal approval for an Erosion and Sediment Minimization Plan prior to any clearing or grubbing occurring on a site, and the plan shall contain the following:

- (a) how ground disturbance will be restricted to areas where structures, roads etc. will exist when construction is complete;
- (b) indicate which vegetation will be protected, marked, and preserved through construction techniques that minimize soil compaction and damage to tree roots;
- (c) how the construction project will be phased to minimize the extent and length of soil exposure – this includes phasing by drainage area;
- (d) how the opportunity for erosion will be limited through sequencing of construction activities; and
- (e) indicate which erosion and sediment controls will be used, where they will be located, the timing of installation (before construction begins), the inclusion of drainage controls up-slope of the construction site; inspection and monitoring, and timing of removal (after the entire site has been stabilized).

ML-30 A water quality monitoring program shall be undertaken for Morris and Russell Lakes to track the eutrophication process. The program is to be designed and undertaken by qualified persons financed in whole or in part by developers within the secondary plan area. Specifics of the program are to be negotiated under the terms of a development agreement in consultation with the Dartmouth Lakes Advisory Board. The monitoring program shall:

- (a) specify the duration of monitoring for the pre-construction, construction and post-construction phases of development;
- (b) specify the physical and chemical water quality indicators to be measured, the location and frequency of testing and the format of submissions to the Municipality in each phase referenced under clause (a);
- (c) establish eutrophication threshold levels for the lakes which would be used as a basis for reevaluating watershed management controls and future development potential within the area;
- (d) conform with all water quality policies, specifications, protocols and review and approval procedures approved by Regional Council.

ML-31 Pursuant to policy ML-30, in the event the critical water quality threshold levels for Morris or Russell Lakes are reached, it shall be the intention of Council to immediately undertake a review of existing plan policies contained herein and determine an appropriate course of action respecting watershed management and future land use development in the area. Critical water quality thresholds shall be made available to the public.

ML-32 It shall be the intention of Council to undertake a study of habitats and species within the Morris-Russell Lake area.

ML-33 It shall be the intention of Council, in association with Imperial Oil Limited and the Provincial Department of the Environment, to undertake a study to determine the impacts of potential changes in the volume of water extracted from Morris Lake (increase or cessation) by Imperial Oil Limited on lake water quality and the impact on the hydrology of the lake and its inflow and outflow systems.

ML-34 It shall be the intention of Council to monitor the water level of Morris Lake to maintain it at a level sufficient for recreational use and to prevent further eutrophication of the lake.

ML-35 It shall be the intention of Council to retain all lands in the sub-watershed of Lamont and Topsail Lakes as a conservation area in perpetuity.

Policy E-1 It shall be the intention of City Council to provide funds through the capital budget to acquire lands for the purpose of lake protection and the provision of recreational lands adjacent to the lakes.

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8.5 The City shall establish standards, insofar as it has the power, for maintaining lake systems and their watersheds in a healthy state. These standards should address the infilling of lakes or their tributaries, the preservation of natural resources which are visually or ecologically complementary to those lakes and their tributaries, the control of discharges into lakes or tributaries resulting from public or private developments which would cause long-term degradation of the water quality, and the prevention of any other environmentally damaging effects.

Repeat Policy BW-1 in Bedford MPS
Repeat Policy BW-2 in Bedford MPS
Repeat Policy BW-3 in Bedford MPS
Repeat Policy BW-4 in Bedford MPS
Repeat Policy BW-5 in Bedford MPS
Repeat Policy BW-6 in Bedford MPS
Repeat Policy BW-7 in Bedford MPS

Coastal Lands/Shoreline/Waterfront

HRM Regional Plan	
<p>E-22 HRM shall, through the applicable land use by-law, prohibit all residential development on the coast within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28). Provisions shall be made within the by-law to permit residential accessory structures, marine dependent uses, open space uses, parking lots and temporary uses within the 3.8 metre elevation. Consideration may be given to amending the by-law requirements where an updated system of measurement has been adopted or studies have been undertaken which recommend that such amendments are deemed prudent to provide a reasonable level of safety or to conform with guidelines or statements of interest adopted by the Province.</p>	
Municipal Planning Strategy	
2	Bedford
<p>Policy E-16: It shall be the intention of Town Council to work in cooperation with appropriate agencies to improve the quality of water in Bedford Basin to a level where it will support various recreational uses, including safe swimming, and permit the restoration of fish habitats.</p> <p>Policy E-17: It shall be the intention of Town Council to request the Halifax Port Authority to forward applications for infilling of Bedford Bay shoreline to the Bedford Waters Advisory Committee and the Provincial Department Environment for comment.</p> <p>Policy E-17(a): It shall be the intention of Council to ensure compatible zoning and development standards are applied to areas of existing and future infill along Shore Drive, between Phases One of the Waterfront Development and the end of Shore Drive (south-east), without being subject to an amendment of Schedule AA.</p> <p>Policy WF-17: Town Council shall require the Bedford Waters Advisory Committee to report on any environmental impact assessment (i.e. changes in water circulation patterns, effect of project on sewage treatment plant discharge, etc.,) of the proposed waterfront development project before entering into a development agreement.</p> <p>Policy WF-18: It shall be the intention of Town Council to have regard for building, street and open space configurations in relation to wind and sun to minimize adverse winter climatic effects.</p>	
3	Planning District 5
<p>E-37 No development shall be permitted within a 100 feet buffer zone of undisturbed ground and vegetation from coastline. Provision shall be made for a 50 feet buffer zone on existing lots that could not be developed with the 100 feet requirement.</p>	
5	Eastern Passage/Cow Bay
<p>EP-7 It shall be the intention of Council, through the land use by-law, to establish a building setback and</p>	

buffer of two hundred (200) feet for those coastal lands as shown on Map 4 - Environmental Constraints. No structure, excavation, infilling or grade alteration shall be permitted to occur within the setback/buffer area and the retention of natural vegetation within the area shall be part of these requirements. The land use bylaw shall contain provisions to reduce this requirement to one hundred (100) feet for those lots in existence on the effective date of this planning strategy and if otherwise development would be prohibitive.

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E-14 It shall be the intention of Council to encourage the necessary scientific studies to identify environmentally sensitive areas requiring specific protection, and to consider amending the land use by-law by applying coastal conservation zoning in such areas.

10	Halifax
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6.3 The City shall investigate methods of preserving the Bedford Basin shoreline in the vicinity of Hogan's Point.

6.4 The Bedford Basin is a substantial water body characterized by mix of industrial uses, public parks, historic assets, commercial uses and a variety of residential uses. Halifax Regional Municipality recognizes that unfocused subdivision, development and water lot infilling activities along the Bedford Basin may result in undesirable impacts on the character of the area, on traditional views of the Bedford Basin, on its recreational use and on its marine environment. As a means of protecting the character of the Bedford Basin, the Municipality shall control development and subdivision on lots and water lots along the Bedford Basin between the southern boundary of PID 00279786 and the northern boundary of the Halifax Plan Area. Specific measures will include limiting the type of structures that will be allowed on both infilled and non-infilled water lots, implementing a setback from the Bedford Basin, limiting the type and size of structures to be built within the Bedford Basin setback, and preventing infilled and non-infilled water lots from being used in lot area and setback calculations.

6.4.1 In order to carry out the intentions described in 6.4, the Municipality shall designate the seabed of the Bedford Basin seaward of the Ordinary High Water Mark, as it existed on the effective date of the adoption of this amendment for a distance of 250 metres from the southern boundary of PID 00279786 to the northern boundary of the Halifax Plan Area and as generally shown on Map 9, the Generalized Future Land Use Map for the Halifax Plan, as Water Access. Through the Land Use By-laws, the Municipality shall establish a corresponding Water Access Zone which shall apply to any new land created by infilling of the Bedford Basin. Development within this Zone shall be limited to public works and utilities, municipal, provincial and national historic sites and monuments, passive recreation uses, a multi-use trail system and associated facilities, wharves and docks.

6.4.2 The Municipality shall encourage the respective provincial and federal approval authorities from issuing any approval to permit the infilling of water lots, which would be detrimental to the objectives described in policy 6.4. Infilling activities related to the construction of public works and utilities, municipal, provincial and national historic sites and monuments, passive recreation uses, a multi-use trail system and associated facilities, wharves and docks are not considered to be detrimental to the objectives of policy 6.4.

6.4.3 The Municipality shall also encourage the respective provincial and federal approval authorities to refer any marine related infrastructure or infilling requests and applications occurring along *the western shore of the Bedford Basin as described in Section 8.13, to the Development Officer for review of compliance with the Land Use By-law.*

Street Cleaning

Municipal Planning Strategy	
2	Bedford
Policy E-23: It shall be the intention of Town Council to undertake an anti-litter program through public education and participation, and through direct involvement such as street cleaning, regular maintenance and cleaning of public buildings and property and the provision of public trash receptacles, at appropriate locations.	

Property Maintenance

Municipal Planning Strategy	
2	Bedford
Policy E-21: It shall be the intention of Town Council to work towards establishing a bylaw that will set minimum standards for property maintenance with an enforcement section to enable the bylaw to be effective.	
Policy E-22: It shall be the intention of Town Council to establish provisions in the Town's Land Use Bylaw to regulate the use, location, and screening of garbage and recycling containers and compactors from adjacent land uses.	

Public Views

Municipal Planning Strategy	
2	Bedford
Policy E-25: It shall be the intention of Town Council to undertake a study to identify public views and vistas which are significant to the Town.	
Policy E-26: Town Council, through the Planning and Development Control Department shall explore ways to protect the designated public views and vistas in an effort to provide visual relief from the built environment as well as preserve views of features which give identity to the Town. Priority shall be given to the identification and protection of public views of and from the Bedford Basin.	

Park and Recreational Uses

HRM Regional Plan	
E-6 HRM shall, through the Subdivision By-law, establish a requirement for a minimum of 10% park dedication for new subdivisions except that the dedication shall be reduced to 5% for: (a) existing residential subdivisions outside of the Interim Growth Management Area;	

- (b) Classic Conservation Design Developments as provided for under Section 3.4.1 of this Plan; and**
- (c) the first three lots subdivided from any parcel of land in existence on June 16, 2007.**

E-10 The recommendations of the *Urban Forest Master Plan*, adopted in principle by HRM in September 2012, shall be considered in planning, programming and regulatory activities related to managing and enhancing the urban forest cover in HRM

E-11 A Greenbelting and Public Open Space Priorities Plan may consider:

(a) coordinating and managing a program to research, identify and designate potential natural areas, systems an distinct landscapes, natural corridors and critical ecosystem linkages, and significant natural habitats to guide future development (see Map 5, Significant Habitats and Endangered Species and Appendix C: Species at Risk in HRM 2004);

(b) coordinating and managing a program to research and identify potential public open space parks and corridors for the provision of quality open space for recreational and social development, restoration of natural corridor and urban ecosystem function, greenway networks to connect communities and provide mobility options and significant natural habitats to guide considerations of future development;

(c) establishing selection criteria, investment and management guidelines for public open space lands, infrastructure and sustainable natural open space management strategies;

(d) examining criteria for classifying and developing HRM parks including comprehensive criteria for designating regional parks;

(e) assessing opportunities to further the development and establishment of management plans for the 1975 Regional Park System, the new Regional Parks proposed under this Plan, and other areas identified for their potential as regional parks;

(f) developing an evaluation methodology and criteria for determining land capability and functionality in meeting standards for the delivery of public open space services, open space conservation, community development and growth management;

(g) developing a system of interconnected public and natural undisturbed open spaces throughout HRM to include HRM parks, coastal areas and watercourse shorelines, water route and land-based greenways as illustrated on the Trails and Natural Network Map (Map 3), multi-functional streets, environmental and cultural conservation areas, schools, natural corridors, habitats as well as other public and community facilities;

(h) establishing a green-way network that includes a variety of corridors such as linear parks, hiking trails, nature trails and scenic loops;

(i) including a comprehensive planning approach for the retention of coastal and freshwater lake access and incentives for the protection of watercourse buffers;

(j) developing an operational framework to include community partners, federal and provincial departments, non-profit groups and private sector companies; and

(k) identifying, in cooperation with the Federal and Provincial government, species-at-risk habitats and annually review the Significant Habitats and Endangered Species Map (Map 5) and Appendix C: Species at Risk in HRM, 2004 contained in this Plan.

E-12 HRM shall prepare a Greenbelting and Public Open Space Priorities Plan.

Municipal Planning Strategy

1	Beaver Bank Hammonds Plains Upper Sackville
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P-66 It shall be the intention of Council, in support of the identification of an area of crown land at Cox Lake as a park reserve and in support of its future designation as a provincial park, to establish a Provincial Park Designation as shown on the Generalized Future Land Use Maps (Map 1A, 1B, 1C, 1D, 1E). Within this designation, Council shall establish a provincial park zone in the land use by-law which permits recreation and park uses. This zone shall be applied to the existing park reserve.

P-67 In conjunction with Policy P-66, it shall be the intention of Council to request the provincial government to designate this land as parkland under the Provincial Parks Act.

2	Bedford
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Policy E-24: It shall be the intention of Town Council to seek cooperation with N.S. Power in terms of the location and maintenance of their utility corridors, since these corridors have potential recreational use.

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E-35 HRM shall support continued public ownership of Crown lands within the MacIntosh Run watershed and encourage their use for conservation and parkland purposes.

6	Dartmouth
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Policy R-1 It shall be the intention of City Council to continue to encourage the planning and development of vest pocket parks in older areas of the City.

Policy R-2 It shall be the intention of City Council to endorse the planting of street trees, landscaping of boulevards, and improvement to the visual approaches of the City.

Policy R-3 It shall be the intention of City Council to endorse the development and redevelopment of neighbourhood recreation areas which provide recreation opportunities for all members of the family in each neighbourhood.

Policy R-4 It shall be the intention of City Council to locate neighbourhood and district recreation areas in close proximity to school sites, where possible, so both the schools and citizens may achieve maximum usage of both facilities.

Policy R-5 It shall be the intention of City Council to develop district recreation areas, which provide recreation opportunities for a wide segment of the population, in each district.

Policy R-6 It shall be the intention of City Council to protect and develop the Dartmouth Commons and the City-owned lands along Lake Charles, MicMac, and Banook as strong city wide recreation areas.

Policy R-7 It shall be the intention of City Council to encourage the development of City recreation areas for use by all segments of the City's population.

Policy R-8 It shall be the intention of City Council to acquire the lands necessary for the provision of neighbourhood, district, and City recreation areas.

Policy R-9 It shall be the intention of City Council to encourage the development of a system of linkages (i.e. paths, trails, etc.) between the major elements of the recreation system.

Policy R-10 It shall be the intention of City Council to explore with the Nova Scotia Power Corporation, ways to landscape their rights-of-way and make them more available for recreational purposes.

Policy R-11 It shall be the intention of City Council to acquire the lands necessary for, and to develop, a regional park in the Lake Charles/Lake Micmac area.

Policy R-12 It shall be the intention of City Council to encourage the operation of private recreational clubs and non-profit recreational agencies within the City of Dartmouth.

Policy R-13 It shall be the intention of City Council to encourage the operation of voluntary recreational organizations within the City of Dartmouth, and to provide financial, administrative, or technical support.

Policy R-14 It shall be the intention of City Council to utilize school buildings and grounds in ways that are appropriate to meeting the recreational, health and social, as well as educational needs of the community.

Policy R-15 It shall be the intention of City Council to use as a guideline for the provision of neighbourhood recreation space, between 2.3 and 6.1 acres of accessible, developed or potentially developable land per 1000 population within the neighbourhood, and shall attempt to achieve that level and encourage the participation of citizens in the development of these areas.

Policy R-16 It shall be the intention of City Council to use as a guideline for the provision of district recreation space, 4.3 to 7.4 acres of accessible, developed or potentially developable land per 1000 population within the district and shall attempt to achieve that level.

Policy R-17 It shall be the intention of City Council to use a guideline for the provision of City recreation space, 4.9 acres of accessible developed or potentially developable land per 1000 population within the City, and will attempt to achieve that level.

Policy R-18 It shall be the intention of City Council to investigate the matters of (1) segregation of recreation activities on the City's lakes and (2) regulation of motorized recreation vehicles within the City. It shall also be the intention of Council to promote safe use of the lakes and open spaces by setting restrictions based on the above mentioned investigations.

<p>Policy R-19 It shall be the intention of Council, subject to the HRM Charter, to establish a Schedule in the Land Use By-law, which identifies a site on the Dartmouth Common located between Nantucket Avenue, Thistle Street, Dartmouth High School and the Dartmouth Sportsplex to be considered for the installation of a Metro Transit Terminal, subject to the Land Use By-law and to the provisions as Council requires, to adequately control the development and operation of these facilities. (RC-Jun 9/10;E-Aug 7/10)</p>	
10	Halifax
<p>7.5 Environmentally sensitive areas in public ownership should be preserved in their natural state and utilized for limited park and recreation uses.</p>	
18	Sackville Drive
<p>Policy LSR-8 In recognition of the importance of a contiguous trail system along the river between residential uses and Sackville Drive, HRM shall support the Sackville River Association toward the achievement of the Sackville River and Little Sackville River Trail Systems.</p>	

Solid Waste Management

Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains and Upper Sackville
<p>P-97 It shall be the intention of Council, in support of the Integrated Waste Management Strategy adopted in June 1995, to support the location of composting operations in (industrial, resource, and mixed use) zones, except for the Sanitary Landfill Site zone, subject to compliance with provincial and municipal guidelines and regulations.</p>	
2	Bedford
<p>Policy E-41: It shall be the intention of Town Council to operate and maintain a regular and efficient collection system for solid waste materials and, through membership in the Metropolitan Authority, dispose of it in a safe, economical, and efficient manner and ensure the long term availability of waste disposal facilities.</p> <p>Policy E-42: It shall be the intention of Town Council to investigate methods of waste reduction, reclamation, re-use, and recycling, as alternatives to the present method of solid waste disposal. In order to encourage recycling of non-toxic domestic materials Council shall permit recycling depots to locate in areas which are conveniently accessible to the public, including lands which are designated for commercial, mainstreet commercial and/or institutional uses. The location and size of recycling depots shall be regulated through provisions of the Land Use By-law. Consideration shall also be given to the concept of operating neighbourhood recycling collection centres.</p>	
3	Planning District 5 (Chebucto Peninsula)
<p><i>Repeat Policy P-97 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i></p>	
4	Cole Harbour/Westphal
<p>E-23 It shall be the intention of Council to request the Metropolitan Authority to investigate, in cooperation with other levels of government, programmes for reducing waste and for waste reclamation.</p> <p>E-24 It shall be the intention of Council to support the public participation process established by the Metropolitan Authority in locating a new regional landfill site.</p> <p>E-25 It shall be the intention of Council to support community based recycling efforts.</p> <p><i>Repeat Policy P-97 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i></p>	
5	Eastern Passage/Cow Bay
<p><i>Repeat Policy E-23 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-24 in Cole Harbour/Westphal MPS</i></p>	

E-19 It shall be the intention of Council to provide non-financial support for community based recycling efforts.	
8	Eastern Shores (East)
<p>E-8 It shall be the intention of Council to make available to the general public and all residents of the Plan Area all information and details related to the development of the Halifax metropolitan region's next solid waste management strategy and landfill and to encourage the participation by all stakeholders in the consultative process which forms the basis for the Municipality's acceptance of responsibility for solid waste management.</p> <p><i>Repeat Policy P-97 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i></p> <p>E-9 It shall be the intention of Council to investigate, in cooperation with other levels of government, programs for reducing waste and for waste reclamation.</p> <p>E-10 It shall be the intention of Council to support community based recycling, reduction and reclamation efforts and to initiate public education campaigns on these matters.</p> <p>E-11 It shall be the intention of Council to support annual domestic hazardous waste collection</p>	
9	Eastern Shore (West)
<p><i>Repeat Policy E-8 in Easter Shore (East) MPS</i> <i>Repeat Policy E-10 in Easter Shore (East) MPS</i> <i>Repeat Policy E-11 in Easter Shore (East) MPS</i></p> <p>E-13 It shall be the intention of Council to recognize Lake Charlotte Sanitation as an existing salvage depot and recycling facility and to permit this facility to continue to operate. Further, it shall be the intention of Council to investigate the location of a community based waste transfer facility within the Plan Area as a component of the region's next solid waste management strategy.</p> <p><i>Repeat Policy P-97 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i></p>	
10	Halifax
<p>Policy EP-10: All development agreements shall conform with all applicable regional policies adopted by the Municipality in support of the regional solid waste management program, Halifax Harbour cleanup and the water resources management study.</p>	
12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)
<i>Repeat Policy P-97 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i>	
13	Lawrencetown
<i>Repeat Policy P-97 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i>	

14	Musquodoboit Valley/Dutch Settlement
<p><i>Repeat Policy P-97 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i> <i>Repeat Policy E-8 in Easter Shores (East) MPS</i></p> <p>EC-20 It shall be the intention of Council to support community based waste recycling, reduction and reclamation efforts and to initiate public education campaigns on these matters.</p> <p>EC-21 It shall be the intention of Council to either organize an annual domestic hazardous waste pick-up or to request the Metropolitan Authority to do so.</p>	
15	North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston
<p><i>Repeat Policy E-23 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-24 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-25 in Cole Harbour/Westphal MPS</i></p> <p>EH-19 It shall be the intention of Council to seek and provide specific assistance in closing existing dumps and to support annual community clean-up campaigns</p> <p><i>Repeat Policy P-97 in Beaver Bank, Hammonds Plains and Upper Sackville MPS</i></p>	
16	Planning District 4 (Prospect)
<p><i>Repeat Policy E-8 in Easter Shores (East) MPS</i> <i>Repeat Policy E-17 in Eastern Passage/Cow Bay MPS</i> <i>Repeat Policy EC-20 in Musquodoboit Valley/Dutch Settlement MPS</i> <i>Repeat Policy EC-21 in Musquodoboit Valley/Dutch Settlement MPS</i></p>	
17	Sackville
<p><i>Repeat Policy E-23 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-24 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-25 in Cole Harbour/Westphal MPS</i></p>	
20	Planning Districts 1 & 3 (St. Margaret's Bay)
<p><i>Repeat Policy E-8 in Easter Shores (East) MPS</i></p>	
21	Timberlea/Lakeside/Beechville
<p><i>Repeat Policy E-23 in Cole Harbour/Westphal MPS</i> <i>Repeat Policy E-24 in Cole Harbour/Westphal MPS</i></p> <p>E-14 It shall be the intention of Council to support non-financial community based recycling efforts.</p>	

Tree Management

HRM Regional Plan	
<p>E-10 The recommendations of the Urban Forest Master Plan, adopted in principle by HRM in September 2012, shall be considered in planning, programming and regulatory activities related to managing and enhancing the urban forest cover in HRM</p>	
Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains and Upper Sackville
<p>No development agreement shall be entered into over lands on which trees have been removed except:</p> <ul style="list-style-type: none"> (a) as may be required for a bonafide land survey; (b) to satisfy any provincial or federal requirements; or (c) where, in the opinion of Council, the extent of such cutting would not preclude achieving the three objectives stated above. <p>P-60 It shall be the intention of Council, in consultation with the community of Upper Hammonds Plains and the Department of Natural Resources, to provide support in identifying measures to resolve problems which exist with the community use of the Melvin Tract Lands. In particular, Council shall assist the community in investigating the establishment of a Forest Management Plan for these lands or a crown land transfer to obtain community land outside of the Tomahawk Lake watershed.</p>	
2	Bedford
<p>Policy BW-9: Within any watercourse protection setback established under policy BW-7, no vegetation or soil shall be removed or altered unless a management plan has been approved to provide for restoration of vegetation, shoreline access paths, habitat management, safety and welfare or shoreline recreation where such provisions may be made without adversely affecting the primary purpose of preserving water quality in the lake. Any study or management plan submitted pursuant to this clause shall be prepared by a person qualified to make the required determinations and an approval procedure shall be established under the terms of a development agreement.</p> <p>Policy BW-10: Wetlands, lakes, watercourses, endangered species habitat and any other features of environmental significance shall be delineated as non-disturbance areas under development agreements. Non-disturbance areas shall be located to allow for continuity of non-disturbance areas on abutting lots, municipal parkland and open space dedications, and natural areas adjacent to watercourses</p> <p>Policy BW-11: A tree replanting program shall be incorporated into development agreements. The program shall specify the locations, number, type and diameter of trees to be planted. The type of trees shall be indigenous to Nova Scotia.</p> <p>Policy E-27: It shall be the intention of Town Council through the Tree Committee to ensure proper management of trees on Town land (including but not limited to, maintenance, and planting) and provide assistance and</p>	

encouragement to the private land owner to do the same. In addition the Tree Committee shall work to establish an ongoing Tree Planting Program on Town parkland and in existing and new residential, commercial, and industrial developments with the cooperation of developers/subdividers and residents of the area.

Policy E-28:

It shall be the intention of Town Council through the Tree Committee to identify unique stands of trees and through such means as the adoption of a Tree Protection By-Law and/or acquisition through the parkland dedication process, to seek to protect these trees to conserve them as an environmental resource.

6	Dartmouth
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Policy E-6 It shall be the intention of City Council to investigate the possibility of establishing an urban forestry program and an urban garden program.

10	Halifax
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6.2 The City shall continue its tree-planting program to ensure that all streets benefit.

6.4 In all cases in which landscaping or buffering is required, the use of coniferous trees on the north, west and east sides of the property, and deciduous trees on the south side shall be encouraged unless inappropriate to the specific use or site.

6.5 Means of improving the environment of minor commercial areas shall be investigated. Improvements should include such items as public benches for use by shoppers, the use of planters or trees along the street, and improvements of sidewalk conditions.

8.9 The City shall maintain the planting and protection of shade trees within its control, and should develop a tree planting program which will improve the quality of the urban environment.

8.10 The City should protect existing green areas and attempt to create new green areas. Every effort should be made to protect existing boulevards, tree-lined streets, and small parks.

Policy EP-5:

No development agreement shall be entered into over lands on which trees have been removed except as may otherwise be required for a bonafide land survey or as may be agreed upon with the Municipality to protect property or ensure safety.

- Repeat Policy BW-9 in Bedford MPS*
- Repeat Policy BW-10 in Bedford MPS*
- Repeat Policy BW-11 in Bedford MPS*
- Repeat Policy BW-27 in Bedford MPS*
- Repeat Policy BW-28 in Bedford MPS*

Forestry

Municipal Planning Strategy	
8	Eastern Shores (East)
<p>E-18 It shall be the intention of Council to strongly encourage the provincial Department of Natural Resources to implement and strictly enforce the Forest and Wildlife Guidelines and Standards for Nova Scotia for all forest harvesting programs within the Plan Area.</p>	
9	Eastern Shore (West)
<p><i>Repeat Policy E-18 in Eastern Shores (East) MPS</i></p>	

Slopes

Municipal Planning Strategy	
2	Bedford
<p>Policy BW-12: Development of major land areas on slopes in excess of twenty-five percent (25%) shall be prohibited under any development agreement except where it can be demonstrated that such development would not create any hazard and could better preserve open spaces or areas of environmental value.</p> <p>Policy BW-13: The Municipality may allow for modifications to the service system specifications adopted under subdivision regulations where such modifications would enhance the ability to preserve the natural environment without compromising the intended objectives of the service systems.</p> <p>Policy E-13: It shall be the intention of Town Council to identify on a map areas which are environmentally sensitive to development. This map shall be known as the Environmentally Sensitive Areas Map. These areas, which require special consideration in their development because of the presence of certain hydrologic and geomorphic features, are slopes which exceed 20% and water retention areas [lakes, ponds, swamps, bogs, marshes]. Environmentally sensitive areas within the two large undeveloped portions of the Town located within the Residential Development Boundary have been studied and identified: a) Union Street RCDD, and b) Papermill Lake RCDD.</p>	
3	Planning District 5
<p>E-33 Every effort shall be made to ensure that vegetation remains undisturbed on slopes 16% and greater.</p>	
10	Halifax
<p>Policy EP-8: Development of land on major slope areas in excess of twenty-five percent (25%) shall be prohibited under any development agreement except where it can be demonstrated that such development would not create any</p>	

hazard and could better preserve open spaces or areas of environmental value.	
<i>Repeat Policy BW-12 in Bedford MPS</i> <i>Repeat Policy BW-13 in Bedford MPS</i>	
18	Sackville Drive
Policy LSR-3 Every effort shall be made to ensure that vegetation remains undisturbed on steep slopes.	

Topsoil & Gravel Removal

Municipal Planning Strategy	
2	Bedford
<p>Policy E-1: It shall be the intention of Town Council to regulate the removal of topsoil and the alteration of land levels through the enforcement and continual review of the Town's Grade Alteration Bylaw.</p> <p>Policy E-2: It shall be the intention of Town Council to enforce erosion control measures in the Town's Subdivision Bylaw through the subdivision approval process in order to minimize the impact of development on the Town's environment.</p>	
12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)
<p>P-6 It shall be the intention of Council to amend the Top Soil By-Law so that the provisions of the Topsoil By-law shall apply only to lands within the Lake Echo Community Designation, and the communities of Seaforth and Three Fathom Harbour.</p>	

Underground Storage Tanks

Municipal Planning Strategy	
13	Lawrencetown
<p>P-23 It shall be the intention of Council to prohibit, to the full extent of their ability, the establishment of garbage dumps, sanitary landfill, hazardous material storage sites or hazardous or waste disposal sites within the boundaries of the Plan Area.</p> <p>P-24 It shall be the intention of Council to request the Nova Scotia Department of the Environment to strictly enforce legislation governing the installation, mapping and recording of location, registration, maintenance, periodic inspection and removal of underground storage tanks, including gas and oil storage tanks and to empower the appropriate government agency to carry out the work and recover the costs from the property owners if necessary</p>	
20	Planning Districts 1 & 3 (St. Margaret's Bay)

Repeat Policy P-24 in Lawrencetown MPS

Dangerous Goods & Hazardous Wastes

Municipal Planning Strategy	
2	Bedford
<p>Policy E-43: It shall be the intention of Town Council to direct the Town's Development Officer to refer all development permit applications for commercial or industrial development that may create or are suspected of creating an emission or waste problem, or may be a hazardous use, to the Provincial Department of the Environment for its information and comment, consistent with Policy I-5.</p> <p>Policy E-44: It shall be the intention of Town Council to permit industrial uses which produce, use, or store hazardous materials in areas designated Industrial on the Generalized Future Land Use Map and zoned Heavy Industrial on the Zoning Map through the development agreement process, subject to the provisions of Policy Z-3 and a review by the Department of the Environment.</p> <p>Policy E-45: It shall be the intention of Town Council to require companies which use and/or store dangerous goods and hazardous wastes, to provide an inventory of such goods to the Bedford Fire Department as well as post the inventory in a visible location on the premises.</p> <p>Policy E-46: It shall be the intention of Town Council to encourage the Provincial Government to enact legislation and establish Provincial Standards for the management of dangerous goods and hazardous wastes which will allow a municipality to regulate the storage, use, disposal and transit of hazardous materials within its boundaries.</p>	

Pits & Quarries

Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains and Upper Sackville
<p>P-31 Notwithstanding the provisions of Policies P-8 and P-11, it shall be the intention of Council to consider permitting new or expanded facilities associated with extractive operations within the Mixed Use A, B and C Designations by development agreement and according to the provisions of the Municipal Government Act and having regard to the following:</p> <p>(a) that the proposed facility shall not require access over a local road on which the abutting properties are zoned R-1(Single Unit Dwelling), R-2(Two Unit Dwelling) or R-3(Mobile Dwelling) Zone or a local road that provides access to a residential subdivision;</p> <p>(b) that the proposed facility associated with a quarry operation or a pit operation incorporating a rock crusher is not located within 800m [0.5 mile] of a R-1(Single Unit Dwelling), R-2(Two Unit Dwelling), R-3(Mobile Dwelling), R-6 (Rural Residential) or R-3a(Mobile Home Park) Zone, or 800 m (.5 mile) from the foundation of a residential dwelling in the MU-1 (Mixed Use 1) or MU-2 (Mixed Use 2) Zone, and/or institutional uses except fire and police stations, public works, cemeteries, historical sites and monuments and recreational trails;</p> <p>(c) that the proposed facility associated with a pit operation not incorporating a rock crusher is not located within 300 feet [90m] of a R-1(Single Unit Dwelling), R-2(Two Unit Dwelling), R-3(Mobile Dwelling), R-6 (Rural Residential) or R-3a (Mobile Home Park) Zone, residential dwelling in the MU-1 (Mixed Use 1) or MU-2 (Mixed Use 2) Zone, and/or institutional uses except fire and police stations, public works, cemeteries, historical sites and monuments and recreational trails;</p> <p>(d) that any building, structure, plant or product stockpile shall not be located within three hundred (300) feet of a watercourse;</p> <p>(e) that separation distances from lot lines and adjacent development as well as controls on runoff be incorporated in the development agreement;</p> <p>(f) the provision of a treed, bermed or landscaped buffer strip designed to provide a dust and wind break, noise buffer and visual barrier;</p> <p>(g) hours of operation;</p> <p>(h) the effects of the use on the natural environment as contained in a report from the appropriate provincial or federal government authority;</p> <p>(i) provisions for site rehabilitation; and</p> <p>(j) provisions of Policy P-137.</p>	
3	Planning District 5 (Chebucto Peninsula)
<p>E-19 It shall be the intention of Council to request that the provincial government adopt the Department of the Environment's Proposed Pit and Quarry Regulations.</p> <p>E-20 It shall be the intention of Council, in conjunction with the adoption of the planning strategy, to implement the following municipal by-laws within District 5:</p> <p>(a) A By-law Respecting Gravel Pits and Excavations;</p> <p>(b) A By-law Respecting the Regulation and Control of the Removal and Movement of Topsoil and Earth and the Alteration of the Grade of land; and to enforce compliance with:</p> <p>(c) A By-law Respecting Blasting and Dangerous Materials.</p> <p>E-21 It shall be the intention of Council, in co-operation with the Department of the Environment, to identify options with respect to the rehabilitation of topsoil and borrow pits in the Plan Area.</p>	

8	Eastern Shores (East)
<p>E-16 It shall be the intention of Council to request the provincial Department of the Environment to adopt regulations for pits and quarries under the Environment Act.</p> <p>E-17 It shall be the intention of Council to adopt Municipal By-law 42 (Blasting and Dangerous Materials By-law) within the Plan Area.</p>	
9	Eastern Shores (East)
<p>Repeat Policy E16 in Eastern Shores (East) MPS Repeat Policy E17 in Eastern Shores (East) MPS</p>	
12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)
<p>P-10 It shall be the intention of Council to request the Province of Nova Scotia to proclaim the Pit and Quarry Regulations.</p> <p>P-11 It shall be the intention of Council to amend the Excavations By-law so that the provisions of the Excavations By-law apply within the Plan Area.</p>	
20	Planning Districts 1 & 3 (St. Margaret's Bay)
<p><i>Repeat Policy P-10 in Planning Districts 8 & 9 MPS</i></p>	

Pollution Control

Municipal Planning Strategy	
20	Planning Districts 1 & 3 (St. Margaret's Bay)
<p>E-16 It shall be the intention of Council upon the advice of the appropriate Provincial or Federal agencies to prohibit the establishment in the Plan Area of any industry where there is a potential for air pollution.</p>	

Public Awareness

Municipal Planning Strategy	
1	Beaver Bank, Hammonds Plains and Upper Sackville
<p>P-88 In order to improve public awareness of septic system maintenance requirements and other matters of environmental and public health concern, it shall be the intention of Council, in co-operation with senior government departments, to investigate methods of public education and information dispersal.</p>	
6	Dartmouth
<p>ML-26 It shall be the intention of Council to establish a Public Awareness and Education program for the general public which emphasizes the protection of Morris and Russell Lakes. The programs should at least incorporate the following:</p> <ul style="list-style-type: none"> (a) information programs for land owners on buffer zone management and the use of fertilizers; (b) a program for local schools; (c) application of an Animal Defecation By-law throughout the entire watershed area and actively enforce it; (d) encourage local property owners to hold “Cleanup” days for litter collection in public areas; and (e) establish a stormwater wetland as an educational demonstration site on the importance of protecting lakes. 	
10	Halifax
<p>8.11 The City should encourage educational programs to further an understanding and appreciation of the environment.</p>	
18	Sackville Drive
<p>Policy LSR-9 Where possible, new public awareness and education opportunities for the Little Sackville River, such as a new bridge, observation platforms, and a river centre, shall be encouraged as generally described in the Action Plan.</p>	

Climate Change

HRM Regional Plan

E-25 The recommendations of the Climate Risk Management Strategy for Halifax Regional Municipality, approved in principle by HRM in 2008, shall provide guidance for corporate priority actions to manage the risks associated with climate change.

E-26 The Community Energy Plan (CEP), approved by HRM in 2007 and as updated, shall provide guidance to HRM actions and programs with the goal of embedding considerations of energy security, energy conservation, energy distribution and energy consumption into all aspects of HRM activities. Updates to the CEP will seek proven, integrated and systematic approaches to energy planning in collaboration with community stakeholders with the goal of reducing corporate and community energy consumption with particular emphasis on using renewable energy (geothermal, solar, wind) and district energy.

E-27 Where deemed advisable to implement or further an action or program of the Community Energy Plan or the Economic Strategy under Section 5.2, HRM shall consider amendments to Secondary Planning Strategies and Land Use By-laws or any other by-laws of the Municipality.

E-28 The Halifax Regional Municipality Corporate Plan to Reduce Greenhouse Emissions: 2012 – 2020, approved by HRM in 2012, shall provide guidance on what actions should be taken to achieve municipal targets for reducing corporate greenhouse gas emissions. Progress reports shall be prepared to measure the progress made in achieving this target.

E-29 HRM shall co-operate with Nova Scotia Environment and other government agencies in developing policies and programs to protect air quality and reduce greenhouse gas emissions and, where deemed advisable by HRM, shall consider adopting or amending by-laws to achieve these objectives.

Wind Energy

HRM Regional Plan

E-30 Within all Regional Plan Designations, HRM shall establish three overlay zones including an Urban Wind (UW-1) Zone, a Rural Wind (RW-2) Zone and a Restricted (R) Zone within the Land Use By-law to regulate wind energy facilities. These regulations will be implemented through the community land use by-laws. The Urban Wind (UW-1) Zone and the Rural Wind (RW-2) Zone shall be applied to those areas where various categories of wind energy facilities shall be permitted in urban and rural areas. The Restricted (R) Wind Zone shall be applied to the those areas where wind energy faculties shall be prohibited including Regional Parks, Conservation Areas, Protected Areas and the Western Commons and areas within Urban HRM not suitable for wind energy facilities.

E-31 HRM shall establish requirements within the applicable Land Use By-laws that include wind energy performance standards and regulations to control height, scale, access, setback and separation distances of such facilities in order to adequately address operational needs, safety concerns and the mitigation of impacts to adjacent properties.

E-32 HRM seeks to encourage the development of large scale wind energy facilities in rural areas by permitting the expansion of wind farms in suitable locations. Accordingly, where a large scale wind turbine is proposed to connect to a wind energy facility on an adjacent lot, the setback requirement from the property boundary may be waived where the adjoining property forms part of the same wind farm.

E-33 HRM shall seek to ensure that Federal and Provincial processes comply with municipal requirements for large scale wind energy facility development. Where Federal and Provincial regulations have been amended, HRM may also amend municipal land use by-law regulations to remain consistent with these changes.

E-34 HRM shall seek to recognize advances in wind energy technology and wind energy standards and may amend wind turbine municipal land use by-law regulations to reflect these changes.

Other Policies

HRM Regional Plan	
<p>E-7 HRM shall, through the applicable land use by-law, establish a Protected Area Zone. This Zone shall be applied to wilderness areas which have been designated under the Wilderness Areas Protection Act, nature reserves designated under the Special Places Protection Act, and conservation-related properties owned by government or private conservation organizations. The Zone shall only permit scientific study and education, trails and similar public, conservation and recreational uses.</p> <p>E-8 Further to Policy E-7, HRM shall encourage the Province of Nova Scotia to evaluate the potential for the designation of additional lands for protection under the Wilderness Areas Protection Act.</p> <p>E-9 Where HRM is considering approval of new secondary planning strategies or amendments to existing secondary planning strategies to allow new developments, natural corridors shall first be delineated, consistent with the Greenbelting and Public Open Space Priorities Plan approach, to identify areas to be retained for natural areas and natural corridors.</p>	
Municipal Planning Strategy	
2	Bedford
<p>Policy E-14: Town Council shall require that environmentally sensitive areas as identified in Policy E-13 remain in a natural state, unless as part of a development agreement the proponent undertakes an environmental impact study to determine whether the environmental constraints are non-existent or can be overcome without adversity to the environment. The study shall identify the area's sensitivities through consideration of the items listed in the chart within Appendix A. The study shall address the impact of the proposed development on the area's identified sensitivities and how the impact(s) may be mitigated. The study shall also establish a means of monitoring any potential impacts during the development phase and for a specific time following development. Proposals considered under this policy shall be subject to the evaluation criteria contained in Policy Z-3.</p> <p>Policy E-15: It shall be the intention of Town Council to undertake a study to identify environmentally sensitive areas outside the Residential Development Boundary for the purpose of their preservation and protection.</p> <p>Sackville River Policy E-18: It shall be the intention of Town Council to identify the Sackville River as a conservation corridor because of its importance as a salmon fish habitat and its significance as a natural amenity to the community, and to works towards improving the quality of water in the Sackville River, in cooperation with appropriate agencies.</p>	
3	Planning District 5
<p>E-34 HRM shall seek preservation and protection of the MacIntosh Run as a fish habitat in cooperation with the provincial Department of Environment and the Federal Department of Fisheries and Oceans.</p>	

5	Eastern Passage/Cow Bay
<p>EP-3 It shall be the intention of Council to establish an Environmental Conservation (EC) Zone in the Land Use By-Law. The zone is applied to the wetland areas identified on Map 4 - Environmental Constraints and is subject to policy EP-2. It shall further be the intention of Council to prohibit excavation, infilling, or any other alterations within this zone, including the removal of trees or other vegetation. Developments are limited to the placement of boardwalks and walkways and historic sites and monuments. A minimum twenty-five (25) foot setback for buildings from an EC zone shall be included in the LUB.</p> <p>TR-1 With reference to Policy IMD-1, it shall be the intention of Council, through zoning and other development control procedures, to recognize and accommodate the effects of the airport at CFB Shearwater.</p>	
6	Dartmouth
<p>Policy E-2 It shall be the intention of City Council to investigate environmentally sensitive areas, physically unique areas and major drainage systems, identify the areas to be protected and zone them "C" Conservation.</p>	
7	Downtown Dartmouth
<p>Harbour Clean-up Policy O-15 The municipality shall seek to clean-up of the Halifax Harbour in part through the siting of sewage treatment facilities on the Dartmouth waterfront. The municipality should ensure any sewage treatment plant which is developed on the Dartmouth side is sensitively designed to be properly integrated into the surrounding community (refer to Policy T-13).</p> <p>Policy O-16 To provide opportunities for downtown citizens to experience nature, the municipality should support the establishment of community gardens, composting and naturalization projects within existing parks, vacant lots, and publicly owned lands where appropriate. In addition, amenities such as roof top gardens shall be encouraged within new development in the downtown area.</p> <p>Policy O-17 Together with the DDDC, the municipality shall support efforts to promote waste reduction, reuse, and recycling in the downtown business sector and residential areas.</p>	
8	Eastern Shores (East)
<p>E-15 It shall be the intention of Council to investigate opportunities for providing greater protection of environmentally sensitive areas through private land stewardship initiatives.</p>	
9	Eastern Shore (West)
<p><i>Repeat Policy E-14 in Easter Shore (East) MPS</i> <i>Repeat Policy E-15 in Easter Shore (East) MPS</i></p>	

10	Halifax
<p>6.1 In considering all developments within the Bedford Highway Area the City shall ensure that negative effects on the existing natural environment are minimized. In particular, the City shall have regard to preservation of the existing topography and, to the degree possible, of existing trees and natural foliage.</p> <p>6.2 Pursuant to Section II, Policy 7.3.2 of the Municipal Planning Strategy the City shall provide for convenient public access to Hemlock Ravine from the Bedford Highway to the degree compatible with preservation of the sensitive natural environment of that area.</p> <p>6.1 Whenever possible, on lands in Peninsula North that are in the ownership of the City, the City shall encourage the inclusion of energy-efficient design features in any new residential development projects and the siting of structures in a southerly direction.</p> <p>7.1 Environmental sensitivity shall be considered as of the degree of susceptibility of natural areas to deleterious effects of urban development. Areas of high sensitivity are identified on the Environmental Sensitivity Maps. These maps shall be used as general resource documents in evaluating zone changes and contract development applications.</p> <p>7.1.1 Pursuant to Policy 7.1 the following features are used to identify such areas:</p> <ul style="list-style-type: none">(a) tree cover - 40 percent and greater in density;(b) exposed bedrock;(c) wetlands and streams;(d) slopes - 16 percent and greater. <p>7.2 The Environmental Sensitivity Map may be used in assessing the effects of capital work to be undertaken by the City.</p> <p>7.3 Where development proposals are being considered through rezoning or development agreement, the City shall protect environmentally sensitive areas.</p> <p>8.4 The City shall identify areas of natural significance and natural areas which are environmentally sensitive. The City will protect these areas from environmental degradation insofar as possible, through such means as zoning, development standards, and public education.</p> <p>8.1 The City shall prepare a strategy statement on the environment as called for in Part III of this document, and shall, as part of such statement, make provision for the detailing and implementation of Policies 8.2 - 8.5 below. The City shall address the remainder of the environment policies in preparing the strategy statement. The City, upon adoption of the Environment Strategy Statement, shall amend this Plan and accompanying development regulations as appropriate.</p> <p>8.2 In reviewing public and private land use proposals, including its own capital program, the City will take into account the social, physical, economic and aesthetic effects on the natural and man-made environment, and will establish and maintain appropriate procedures to take such effects into consideration in the approval process for such land uses.</p> <p>8.3 In reviewing public and private land use proposals, including its own capital program, the City will take into account the social, physical, economic and aesthetic effects on the natural and man-made environment,</p>	

and will establish and maintain appropriate procedures to take such effects into consideration in the approval process for such land uses.

8.4 The City shall develop the means to assure the greatest possible degree of compatibility between new developments and desirable aspects or characteristics of the surrounding man-made and natural environment through regulatory procedures or special permit procedures, such as contract zoning, conditional zoning, etc. Preference should be given to development which is aesthetically pleasing, human in scale, and in harmony with the natural and man-made environment. A requirement for an environmental impact statement should be implemented subsequent to completion and adoption of the Environment Strategy Statement as called for in Part III of this document.

8.6 The City should make every effort to ensure that developments do not create adverse wind and shadow effects. The means by which this policy shall be implemented shall be considered as part of the study called for in Part III.

8.7 The City shall attempt to ensure that air, water, soils, and noise pollution are minimized and do not damage the quality of life in the City.

8.8 The City should protect vistas and views of significant interest.

19	Planning Districts 14 & 17 (Shubenacadie Lakes)
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P-51 It shall be the intention of Council to promote a responsible attitude towards the maintenance of the Plan Area's environment by encouraging and cooperating with the Department of Environment, the established monitoring boards and the Environmental Standards Board within the Plan Area. Furthermore, it shall be the intention of Council to encourage the establishment of environmental standards for development throughout the Shubenacadie-Lake-Stewiacke River system.

20	Planning Districts 1 & 3 (St. Margaret's Bay)
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E-17 It shall be the intention of Council to ensure that the Dangerous and Unsightly Premises Regulations contained in the Halifax County Charter is enforced in the Plan Area. There are numerous all-terrain vehicles being operated in the Plan Area and although there is no quarrel with their proper operation, there is concern about their indiscriminate and irresponsible use. Improperly used on beaches, in the forests and on private property, these vehicles can destroy sensitive vegetation and young growth, leading to soil erosion and other ecological damage.

E-18 It shall be the intention of Council to request the provincial government to introduce legislation governing the operation of all-terrain vehicles.

3. Boilerplate Environment Policy Section for HRM Community Plans

Central Services

Policy E-1

It shall be the intention of Council to discourage both the expansion of existing privately operated systems and the construction of new central privately operated water and sewerage collection and treatment systems.

Policy E-2

Notwithstanding Policy E-1, mobile home parks and commercial recreation uses serviced by private central sewerage collection and treatment systems and/or water systems may be considered.

Policy E-3

It shall be the intention of Council to request the Department of the Environment to initiate the appropriate provincial legislation to establish requirements for licensing of all sewerage treatment plant operators.

Policy E-4

It shall be the intention of Council to establish Water Service Districts for those areas to which central municipal water services only have or may be extended in the future, as shown on the Water Service District Maps. It shall be the policy of Council that the extension of central municipal water services shall not be permitted outside of designated Water Service Districts. It shall further be the policy of Council that within the Water Service Districts, central municipal water services shall be provided to all subdivisions adjacent to existing municipal water services and which propose to provide a new or extended public street or highway.

Policy E-5

Notwithstanding Policy E-4, Council may consider amending this planning strategy and the Municipal Subdivision By-law to permit the expansion of existing or the establishment of new Water Service Districts. When considering new or expanded Water Service Districts, priority shall be given to:

- (1) areas identified as experiencing problems related to insufficient quality and/or poor quality of existing sources of water supply;
- (2) existing communities within a reasonable distance of the central water supply system where there is a demonstrated need and conditional upon the availability of water supply capacity; and
- (3) areas which would provide looping of existing infrastructure thereby enhancing reliability of the water system in the local area.

Policy E-6

It shall be the intention of Council to undertake the necessary studies to determine the level of sewer and water services currently offered and to upgrade deficient sections of the system.

Policy E-7

Sewer and water service shall be installed concurrently in order to avoid problems with on-site disposal systems which can result through increased water usage where only central water service is provided.

Policy E-8

Central sewer and water services shall be required for all new development in the service district, except for lots with no road frontage, and except for lots subdivided with frontage on existing public streets prior to the installation of central sewer and water service by the municipality.

Policy E-9

Connection charges for existing dwellings shall be determined on a per dwelling unit basis.

Policy E-10

Developers of new buildings or subdivisions shall be responsible for installation and connection charges for central sewer and water in all new developments.

Policy E-11

Extension of sewer and water service to existing or proposed lots which are located on a private road, or which are created under lot frontage exemptions, shall be entirely at the expense of property owners on such roads.

Policy E-12

Siting of the water towers shall give consideration to reducing visual impact of the facility, while recognizing that minimizing cost is the chief factor in detailed design.

Policy E-13

It shall be the intention of Council to monitor the possibility of participating in a regional approach to the treatment of sewage wastes as a long-term solution to improving the quality of Halifax Harbour.

Policy E-14

In order to ensure that critical sewer and water problems will not be created within or beyond development areas, the amount of development shall be related to capacity of existing (including potential rehabilitation) and planned sewer, water and pollution control systems, by drainage area, and shall not exceed the capacities of those systems as determined by the standard practices of the Municipality.

Policy E-15

It shall be the intention of Council to encourage the use of special assistance from Federal and Provincial agencies to assist in the installation of inside plumbing in those households where it currently does not exist and where central servicing systems are to be installed.

Policy E-16

It shall be the intention of Council to consider the feasibility of establishing wastewater management districts for communities situated within the Plan Area as alternatives to central systems. Such systems may involve communal septic tanks and disposal fields operated and maintained by a public agency.

Policy E-17

It shall be the intention of Council to closely monitor all development proposals on the basis of the amount of effluent that will be generated in order to ensure that design flow levels are not exceeded.

Policy E-18

It shall be the intention of Council, in consultation and cooperation with local groups and associations as well as appropriate senior government departments and agencies, to place a priority upon the preparation of a long range servicing strategy which is consistent with clearly identified community and regional objectives related to the environmental preservation and protection of the Shubenacadie waterway system. Particular attention shall be given to wastewater disposal system alternatives and development densities. Until such time as this servicing strategy is completed, it shall be the intention of Council to encourage the Department of Health and Fitness to require tertiary treatment for all new or expanded sewage treatment plants.

Policy E-19

It shall be the intention of Council, in cooperation with the Department of Public Health, to seek solutions to the provision of adequate sewage disposal systems in areas of known septic system failure. In this regard, Council shall seek solutions which are capable of conforming to the servicing strategy for the Plan Area.

Potable Water

Policy E-20

HRM shall, through the applicable land use by-law, establish a Protected Water Supply Zone which shall be applied to all publicly owned lands which serve as a water supply watershed, including emergency water supply watersheds and well head protection areas. This Zone may also be applied to private lands within these watersheds deemed necessary to protect the public water supply. The Zone shall permit water distribution and purification facilities, passive parks and trails, conservation related uses, and other uses as provided by the existing secondary planning strategies for these areas. The zone shall establish a minimum 30.5 metre riparian buffer around water supply sources.

Policy E-21

For any lands within a watershed or ground water supply area where a public water supply system has been established or is proposed, Council shall consider amendments to land use by-laws deemed necessary to:

- (a) protect the water supply;
- (b) ensure that a consistent regulatory approach within each watershed; or
- (c) conform with any Statement of Provincial Interest Regarding Drinking Water.

Policy E-22

It shall be the intention of Council to ensure a long term potable water supply and adequate fire flows from the present water supply system, and to protect by appropriate means the ground water aquifer in the unserved areas of the Plan Area.

Policy E-23

It shall be the intention of Council to ensure the provision of adequate fire flows in new developments through the servicing specifications of the Municipality's Subdivision By-law.

Policy E-24

It shall be the intention of Council to encourage the creation of a joint Water Utility Board with representation from Halifax County and other Planning Areas, so that the Municipality has input into matters affecting the distribution of water within its boundaries.

Policy E-25

It shall be the intention of Council, through its representation on the Metropolitan Area Planning Commission, to seek inter-municipal cooperation on the establishment of a regional water supply and distribution system.

Policy E-26

It shall be the intention of Council to consider the impact of uses which require large quantities of ground water on surrounding wells when considering any development agreement or an amendment to the land use by-law.

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It shall be the intention of Council, in cooperation with the Nova Scotia Department of Health and Fitness and the Environment, to monitor well water quality, to identify sources of well water contamination in areas not serviced by central water systems and to provide information to residents on methods of well construction and maintenance and on ways of obtaining potable water.

Policy E-27

It shall be the intention of Council to seek the cooperation of the Department of Transportation and Communications in substituting for the use of de-icing agents such as road salt, where this leads to contamination of local wells or affects water quality in the Lake Major Watershed.

Policy E-28

In the interests of ensuring an acceptable potable water supply to existing and future residents, it shall be the intention of Council to monitor consumption levels, maintain an adequate level of fire flow and preclude the use of water from the municipal central water system for uses other than domestic or light commercial purposes. In this regard, Council shall discourage the use of municipally supplied water for industrial and heavy commercial purposes.

On-Site Sewage

Policy E-29

It shall be the intention of Council, in co-operation with the Department of Health, to seek solutions to the provision of adequate sewerage disposal systems and/or water supplies in areas of known septic system failure or inadequate water supplies. In this regard, Council shall give priority to on-site alternatives to municipal central servicing.

Policy E-30

It shall be the intention of Council, to maximize the use of the existing sewer system, by directing development to those areas where services are available and only permit the development of on-site disposal systems on lots which are not presently serviced and on lots outside the Residential Development Boundary.

Policy E-31

It shall be the intention of Council to enact a by-law enabling the Municipality to enforce property owners to undertake corrective measures to eliminate deficiencies which have been identified with their connection to the sanitary sewer system

Policy E-32

The goal of the regional sewage system shall be to eliminate direct or indirect discharge of untreated waste to the ocean or other watercourses.

Policy E-33

HRM shall pursue a funding plan that reduces connection charges for existing dwellings to the equivalent of the provincial average cost for on-site installation.

Policy E-34

It shall be the intention of Council to request that the Department of the Environment take steps to ensure the environmental integrity of the river systems.

Policy E-35

It shall be the intention of Council, in cooperation with the provincial Department of the Environment, to investigate the use of alternative on-site sewage disposal systems where appropriate in the Plan Area.

Policy E-36

It shall be the intention of Council in cooperation with the Nova Scotia Department of Health to investigate, through the Board of Health, the feasibility of introducing an on-site sewage disposal system maintenance programme.

Policy E-37

It shall be the intention of Council in cooperation with the Departments of Health and Fitness and the Environment to prohibit the establishment in the Plan Area of any industry whose effluent cannot be disposed of by means of an on-site sewage disposal system.

Policy E-38

It shall be the intention of Council to encourage the Department of the Environment to enforce its On-Site Sewage Disposal System Regulations, which governs the design and installation of such systems, consistently throughout the Plan Area.

Policy E-39

It shall be the intention of Council, in cooperation with the Provincial Departments of Health and Environment, to investigate both the licensing of septic tank cleaning firms and the provision of an adequate treatment and disposal system for septic tank wastes.

Policy E-40

It shall be the intention of Council to request the Board of the Environment to investigate the feasibility of introducing a monitoring system for new subdivisions to ensure that new septic systems are operating to design standards and that densities are not exceeding the ability of the soil to handle waste matter.

Policy E-41

It shall be the intention of Council to request the Board of the Environment to investigate the use of options such as cluster systems and waste water management districts to help rectify problems, in areas where waste is being dumped directly into water courses.

Policy E-42

It shall be the intention of Council to request the Department of the Environment to review its regulations governing setback of septic systems from water courses to ensure that the existing standards fully protect the environment.

Storm Water Management

Policy E-43

It shall be the intention of Council to encourage the use of innovative storm water management systems which reduce the impact of urban development on the environment. Such systems include incorporation of stormwater retention/detention ponds into the storm sewer system, use of open ditch drainage systems where appropriate, and directing roof drains to the surface rather than connecting directly to the storm sewer system where appropriate. Storm sewer systems are to avoid the direct discharge of stormwater into water bodies where possible.

Policy E-44

It shall be the intention of Council through the Engineering and Works Department to identify areas where deficiencies exist in the existing storm water system and prepare and implement a budget program to overcome these deficiencies.

Policy E-45

It shall be the intention of Council to require the Engineering and Works Department to involve the Parks and Recreation Department and the Regional Waters Advisory Committee in the review of storm water systems which will discharge to parkland.

Policy E-46

In recognition of the need to protect the Plan Area's lakes and rivers, it shall be the intention of Council to implement the Stormwater Policy and Design Criteria for types of development and portions of the Plan Area where it is determined to be appropriate and feasible, through necessary amendments to the Subdivision By-law.

Policy E-47

It shall be the intention of Council to encourage the Departments of Transportation and Communications and the Environment to enforce compliance and implement the Province of Nova Scotia Environments Construction Practice Specifications in the Plan Area.

Policy E-48

HRM shall seek ways to mitigate any negative impact of runoff and storm sewer from existing development on surface water resources in the watersheds.

Policy E-49

It shall be the intention of Council to adopt a comprehensive stormwater management system for the Plan Area. Preparatory to its adoption, Council, through the Engineering and Works Department, should undertake:

- (a) the identification of watersheds, watercourses and waterbodies within the Plan Area;
- (b) to identify areas within the Plan Area which have deficiencies in their existing storm drainage systems; and
- (c) the preparation of urban drainage master plans appropriate to the Plan Area.

Policy E-50

No development agreement shall be entered into unless a master storm water management plan has been prepared for the entire master plan area and accepted by the Municipality. The management plan shall:

- identify significant constraints and sensitivities with regard to flood potential, and environmental features;
- provide estimates of pre-development and post development flow rates at critical locations within watercourses such as at culverts and other road crossings and at downstream developments;
- specify water quality and quantity objectives which are consistent with all municipal and provincial guidelines and identify the means of preventing adverse changes to the quantity and quality of watercourses and groundwater;
- specify the type and location of storm water management facilities and the design requirements to protect receiving waters from contamination, excessive flow rates and loss of aquatic habitat and to protect the quantity and quality of groundwater flows;
- prepare a program for implementation and monitoring before, during and after construction, including securities and any remedial action to be taken in the event that water quantity or quality objectives are not achieved.

Policy E-51

No development agreement shall be entered into unless the detailed design specifications conform with the master stormwater management plan approved under Policy E-51.

Policy E-52

No stormwater shall be discharged directly into any natural watercourse without the use of mitigative measures as stipulated in under the master stormwater management plan and in accordance with municipal and provincial guidelines.

Policy E-53

It shall be the intention of Council to prepare and adopt a Lot Grading and Drainage By-law to control the grading of subdivisions and individual lots in order to reduce erosion and sedimentation of watercourses which result from improper or inappropriate drainage practices.

Policy E-54

It shall be the intention of Council to seek the cooperation of the Municipality in monitoring site construction and storm drainage practices within the watersheds of shared lakes and watercourses and to establish methods of improving storm drainage in order to improve the level of water quality.

Policy E-55

Within the Land Use By-law a minimum pervious surface requirement shall be established and applied to all zones.

Policy E-56

Within the Land Use By-law an Erosion and Sediment Minimization Plan shall be required for all Zones. The sedimentation and erosion control measures shall be employed where a vacant lot exists or change in grade is proposed. The Plans shall show the proposed erosion and sediment controls to be employed, where the

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measures will be found, the timing of installation (before construction begins), the inclusion of drainage controls up-slope of the construction site; inspection and monitoring, and timing of removal (after the entire site has been stabilized).

Policy E-57

It shall be the intention of Council, in cooperation with the Provincial Departments of Environment and Transportation, to review and implement siltation and erosion control provisions.

Regional Watersheds

Policy E-58

HRM shall undertake watershed or sub-watershed studies concerning natural watercourses prior to undertaking secondary planning strategies in areas where new or additional development could adversely affect watercourses within the watershed. The studies, where appropriate, shall be designed to:

- (a) recommend measures to protect and manage quantity and quality of groundwater resources;
- (b) recommend water quality objectives for key receiving watercourses in the study area;
- (c) determine the amount of development and maximum inputs that receiving lakes and rivers can assimilate without exceeding the water quality objectives recommended for the lakes and rivers within the watershed;
- (d) determine the parameters to be attained or retained to achieve marine water quality objectives;
- (e) identify sources of contamination within the watershed;
- (f) identify remedial measures to improve fresh and marine water quality;
- (g) identify any areas around watercourses where increased flow from development could cause flood damage to properties or environmental damage and estimate the maximum increase in flow from the area to be developed that would not cause damage to the areas identified;
- (h) recommend strategies to adapt HRM's stormwater management guidelines to achieve the water quality objectives set out under the watershed study;
- (i) recommend methods to reduce and mitigate loss of permeable surfaces, native plants and native soils, groundwater recharge areas, and other important environmental functions within the watershed¹¹ and create methods to reduce cut and fill and overall grading of development sites;
- (j) identify and recommend measures to protect and manage natural corridors and critical habitats for terrestrial and aquatic species, including species at risk;
- (k) identify appropriate riparian buffers for the watershed;
- (l) identify areas that are suitable and not suitable for development within the watershed;
- (m) recommend potential regulatory controls and management strategies to achieve the desired objectives; and
- (n) recommend a monitoring plan to assess if the specific water quality objectives for the watershed are being met.

Policy E-59

HRM may consider preparing a water quality monitoring protocol to provide guidance for water quality monitoring plans accepted by HRM under clause (n) of policy E-23 and any other monitoring programs to be undertaken for HRM by landowners.

Policy E-60

It shall be the intention of Council to enter into an inter-municipal planning strategy or to seek co-ordination of municipal planning strategy polices with adjacent municipalities in order to establish site construction and land use practice standards within regional watersheds, specifically the Sackville River, Kearney Lake, Sandy Lake, Rocky Lake, Marsh Lake, Paper Mill Lake, and Anderson Lake watersheds, to protect regional water resources.

Policy E-61

It shall be the intention of Council upon the adoption of this plan to undertake an in-depth environmental study of the Sandy Lake watershed which will include input from the N.S. Department of Environment as well as area residents, and shall examine present water quality, watershed land use practices increased rates of sedimentation, and the development of a recovery and protection program for Sandy Lake if warranted by the study.

Watercourse & Wetland Protection

Policy E-62

It shall be the intention of Council not to consider any rezoning application which will result in the development, excavation, infilling or alteration of any wetland, watercourse, water resource or floodplain, unless it is clearly demonstrated by detailed study that any such area, in whole or in part, does not meet any definition or fulfill such natural functions, as described in this planning strategy, or is otherwise not hazardous for development.

Policy E-63

It shall be the intention of Council to encourage the provincial Department of the Environment to improve enforcement of regulations and guidelines concerned with the infilling of watercourses within the Plan Area.

Policy E-64

It shall be the intention of Council to encourage the Departments of Transportation and Environment to enforce compliance with the Province of Nova Scotia Environmental Construction Practice Specifications.

Through the land use by-law, setbacks from watercourses shall be required in order to provide further environmental protection for watercourses within the Plan Area.

Policy E-65

It shall be the intention of Council to request that the Regional Waters Advisory Committee provide a written comment on developments being undertaken by a development agreement prior to a recommendation being made by the Bedford Planning Advisory Committee.

Policy E-66

It shall be the intention of Council to request the Regional Waters Advisory Committee to implement a water quality sampling program of all lakes and rivers in the Plan Area in an attempt to provide an historical data base for water quality.

Policy E-67

The Municipality shall establish standards, insofar as it has the power, for maintaining lake systems and their watersheds in a healthy state. These standards should address the infilling of lakes or their tributaries, the preservation of natural resources which are visually or ecologically complementary to those lakes and their tributaries, the control of discharges into lakes or tributaries resulting from public or private developments which would cause long-term degradation of the water quality, and the prevention of any other environmentally damaging effects.

Policy E-68

It shall be the intention of Council, through the land use by-law, to establish increased setback requirements for all new buildings and structures as follows:

- (a) to a minimum of fifty (50) feet from the Little Salmon River;
- (b) to a minimum of one hundred (100) feet from watercourses and waterbodies within the Lake Major Watershed; and
- (c) to a minimum of two hundred and fifty (250) feet from Lake Major.

Policy E-69

It shall be the intention of Council to establish setback and buffer requirements for all watercourses within the plan area, including but not limited to those as generally shown on Map 4 - Environmental Constraints. No structure, excavation, infilling or grade alteration shall be permitted to occur within one hundred (100) feet of any watercourse. The retention of natural vegetation within the setback/buffer area shall be part of these requirements. The land use bylaw shall contain provisions to reduce this requirement to fifty (50) feet for lots in existence on the effective date of this planning strategy where otherwise development would be prohibitive.

Policy E-70

It shall be the intention of Council to discourage the removal of trees and other vegetation within the setback areas, and to encourage all property owners, when developing property bordering watercourses, to maintain a natural woodland buffer within setback areas.

Policy E-71

The Municipality shall also encourage the respective provincial and federal approval authorities to refer any marine related infrastructure or infilling requests and applications occurring within Halifax Harbour, including the Northwest Arm, to the Development Officer for review of compliance with the Land Use By-law.

Policy E-72

Features of environmental significance shall be delineated as non-disturbance areas under development agreements. Non- disturbance areas shall be located to allow for continuity non-disturbance areas on abutting lots, municipal parkland and open space dedications, and natural areas adjacent to watercourses.

Policy E-73

It shall be the intention of Council to establish a larger setback requirement from a watercourse or well for intensive livestock operations, forest processing operations, greenhouses, facilities associated with extractive facilities and industrial uses as such uses can have a substantial impact on the natural environment.

Policy E-74

It shall be the intention of Council to encourage the provincial Department of Natural Resources to evaluate the recreational potential of the watercourses in the Plan Area in order to be selected for the Recreational Waterways Program under the provincial Trails Act. Furthermore, Council shall recognize and support the actions of the province for watercourses designated under the Recreational Waterways Program.

Policy E-75

It shall be the intention of Council to encourage the federal Departments of Fisheries and Oceans and Environment Canada to hold public information meetings to explain shellfish closures when they occur.

Policy E-76

It shall be the intention of Council to continue to support and cooperate with the Shubenacadie Lakes Advisory Board by referring subdivisions and developments within three hundred (300) metres of the streams and lakes of the Shubenacadie-Stewiacke system.

Salt Marshes

Policy E-77

It shall be the intention of Council to request the Department of the Environment to prohibit infilling or drainage of the coastal wetlands in the Plan Area, as shown on the Coastal Wetlands Map (Map 2).

P-30 It shall further be the intention of Council to seriously consider the acquisition of such marshes as public open space at the time of subdivision, and to develop these marshes as an educational resource or leave them in a natural condition as wildlife refuges.

Policy E-78

It shall be the intention of Council to encourage the necessary scientific studies to identify any coastal wetlands requiring specific protection, and to consider amending this strategy to establish and apply conservation zoning in such areas.

Floodplain Protection

Policy E-79

No development, grade alteration, excavation, fill, pavement or removal of natural vegetation shall be permitted within one hundred (100) feet of the high water mark, or within the limits of any 1 in 20 year flood plain of Kearney Lake, Kearney Lake Run or Black Duck Brook or within sixty-six (66) feet of the high water mark of any other watercourse, or within the limits of any 1 in 20 year flood plain of any watercourse, except as provided for by development agreement in accordance with an approved water

In order to effectively address servicing and development concerns, and to provide protection for the lake as a recreation and aesthetic resource in the interim period, prior to installation of central sewerage services, new development in the immediate area of Springfield Lake was prohibited by the application of a RR-1 (Restricted Residential) Zone which only permitted the existing residential uses, accessory uses, offices in conjunction with the permitted uses and open space uses.

Policy E-80

In recognition of the need to minimize the consequences of flooding along the watershed system and in recognition of the environmental importance of the river and its role in the natural storm drainage system, and consistent with the policies of the municipal planning strategy, it shall be the intention of Council to establish a Floodplain Designation as shown on the Generalized Future Land Use Maps (Maps 1A, 1B, 1C, 1D, 1E). This Designation shall encompass the 1:20 and the 1:100 floodplains as defined through detailed floodplain mapping.

Policy E-81

Within the Floodplain Designation it shall be the intention of Council to establish a FP(Floodplain) Zone, encompassing the 1:20 year floodplain, in which conservation related uses, resource activities, recreation uses, and public and private parks and playgrounds shall be permitted. Notwithstanding that these uses shall be permitted, any structures intended for human habitation, whether permanent or temporary, shall be prohibited.

Policy E-82

Within the Floodplain Designation it shall be the intention of Council to apply the MU-2(Mixed Use 2) Zone established by Policy P-11 to those lands beyond the 1:20 year floodplain but within the 1:100 year floodplain. Notwithstanding the provisions of Policy P-11 and with the exception of buildings permitted in the floodplain zone, Council may only consider permitting buildings within the 1:100 year floodplain by development agreement and according to the provisions of the Municipal Government Act. In considering any such agreement, Council shall have regard to the following:

- (a) that adequate flood proofing measures are undertaken for any building;
- (b) that the type of residential development is consistent with that permitted by the zone within which the lands are located and that the minimum standards for such developments are no less than those required by the zone unless necessary for reasons of safety; and
- (c) the environmental protection of the watercourse with respect to proper storm drainage.

Policy E-83

In order to minimize the effects upon natural stormwater flows it shall be the intention of Council to exercise control over the placement and stabilization of fill necessary for the floodproofing of structures permitted within the Floodplain Designation. Further, through the review of subdivision applications, it shall be the intention of Council to co-operate with the Department of Transportation to ensure that any roadways proposed within the Floodplain Designation meet the requirements of the Halifax County Storm Drainage Task Force.

Policy E-84

It shall be the intention of Council, in the interests of orderly development and public safety, to encourage and co-operate with senior levels of government in the development of floodplain mapping for the Plan Area. Upon completion of any floodplain mapping, Council shall review the Regional Plan in order to implement more appropriate development controls.

Policy E-85

In order to minimize the effects upon natural stormwater flows it shall be the intention of Council to exercise control over the placement and stabilization of fill necessary for the floodproofing of structures permitted within the Floodplain Designation. Further, through the review of subdivision applications, it shall be the intention of Council to co-operate with the Department of Transportation to ensure that any roadways proposed within the Floodplain Designation meet the requirements of the Halifax County Storm Drainage Task Force.

Policy E-86

It shall be the intention of Council to permit the redevelopment of existing uses within the 1:20 year floodway through the development agreement process, subject to the proponent agreeing to maintain, or enhance where possible, the water retention capabilities of the floodway.

Lake & Stream Protection

Policy E-87

A water quality monitoring program shall be undertaken for the major watershed, illustrated on Schedule BW-2 to track the eutrophication process. The program is to be designed in accordance with national guidelines established by the Canadian Council for Ministers of the Environment (the CCME guidelines) and undertaken by a qualified persons retained by the Municipality and financed in whole or in part by developers within the watershed area. Specifics of the program are to be negotiated under the terms of a development agreement in consultation with the Regional Watershed Advisory Board. The monitoring program shall:

a) specify the duration of monitoring for the pre-construction, construction and postconstruction phases of development. Pre-construction phase means a period of time before construction activity starts. Post-construction phase means a period of time that commences at full build out of the area permitted by a development agreement.

Construction phase means the full time period between the pre-construction and post-construction phase);

b) specify the physical and chemical water quality indicators to be measured, the location and frequency of testing and the format of submissions to the Municipality in each phase referenced under clause (a);

c) establish physical and chemical water quality indicator threshold levels for the recreational uses of the lakes which would be used as a basis for reevaluating watershed management controls and future development potential within the area. The threshold indicators are to be established prior to any development approvals being granted;

d) conform with all water quality policies, specifications, protocols and review and approval procedures approved by Regional Council.

Policy E-88

Where the Community Council is satisfied that a development agreement application has been made for a development proposal which could not be reasonably expected to impact the quality of water within the Paper Mill Lake watershed, the requirements of policy BW-3 may be waived.

Policy E-89

In the event that water quality threshold levels, as specified under clause (c) of policy BW-3, for Paper Mill Lake or Kearney Lake are reached, the Municipality shall undertake an assessment and determine an appropriate course of action respecting watershed management and future land use development in the area. An assessment shall consider the CCME guidelines. Water quality thresholds and any assessment reports shall be made available to the public.

Policy E-90

It shall be the intention of Council to encourage all new development near the lakes to meet certain basic design objectives as follows:

(a) to reproduce the pre-development hydrological conditions;

- (b) confine development and construction activities to the least critical areas of the site and consider clustered development to minimize land disturbance;
- (c) maintain the overall desired density of development by allocating higher densities to areas most suitable for development;
- (d) minimize changes to the existing topography; and
- (e) preserve and utilize the natural drainage system

Policy E-91

It shall be the intention of Council to require all new development situated on lands requiring a Development Agreement within the plan area to incorporate specific design standards which maximize the protection of water quality in Morris and Russell Lakes. The following shall be used as guidelines:

- (a) all lands with slopes of 15% or greater should not be developed unless additional environmental control measures are implemented to minimize the amount of erosion generated from the site;
- (b) all wetlands (as defined by the presence of characteristic wetland vegetation) should be excluded from development;
- (c) all shorelines should be protected by a 100 foot buffer zone except that the width of the buffer zone may be decreased to 75 feet if, through detailed study, the topography and vegetation conditions warrant the reduction. Within the buffer zone, no vegetation or soil shall be removed or altered unless under a management plan has been approved to provide for restoration of vegetation, shoreline access paths, view corridors, habitat management, safety and welfare or shoreline recreation where such provisions may be made without adversely affecting the primary purpose of preserving water quality in the lake. Any study or management plan submitted pursuant to this clause shall be prepared by a person qualified to make the required determinations and an approval procedure shall be established under the terms of a development agreement;
- (d) all wetlands and watercourses should be protected with a buffer strip within which no vegetation or soil should be removed or altered unless approved under a management plan approved pursuant to the provisions of clause (c). For wetlands, the buffer strip should be at least 25 feet in width for wetlands less than 0.5 acres in size and 50 feet for wetlands over 0.5 acres. All streams shall have a minimum 50 foot buffer strip on each side;
- (e) the amount of impermeable surfaces created should not exceed 25% of the gross area of the proposed development. Minor increases in this figure may be considered provided the amount of proposed undisturbed land substantially exceeds the guideline described in section ML-11(f) and such undisturbed lands are incorporated into the final drainage plan;
- (f) a minimum of 25% of the natural vegetation on the site should be retained in an undisturbed state and incorporated into the final drainage plan;
- (g) the public, landowners, developers and the Municipality are encouraged to maximize phosphorous reduction to the fullest extent possible through the use of best management practices as recommended by the Morris Lake Stormwater Management Plan (Jacques Whitford, 2004); and
- (h) no development shall be permitted on septic systems.

Policy E-92

It shall be the intention of Council to undertake a study of habitats and species within the Morris-Russell Lake area.

Policy E-93

It shall be the intention of Council to monitor the water level of major lakes to maintain it at a level sufficient for recreational use and to prevent further eutrophication of the lake.

Policy E-94

It shall be the intention of Council to retain all lands in the sub-watershed of Lamont and Topsail Lakes as a conservation area in perpetuity.

Policy E-95

It shall be the intention of Council to provide funds through the capital budget to acquire lands for the purpose of lake protection and the provision of recreational lands adjacent to the lakes.

Policy E-96

The Municipality shall establish standards, insofar as it has the power, for maintaining lake systems and their watersheds in a healthy state. These standards should address the infilling of lakes or their tributaries, the preservation of natural resources which are visually or ecologically complementary to those lakes and their tributaries, the control of discharges into lakes or tributaries resulting from public or private developments which would cause long-term degradation of the water quality, and the prevention of any other environmentally damaging effects.

Coastal Lands/Shoreline/Waterfront

Policy E-97

HRM shall, through the applicable land use by-law, prohibit all residential development on the coast within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28). Provisions shall be made within the by-law to permit residential accessory structures, marine dependent uses, open space uses, parking lots and temporary uses within the 3.8 metre elevation. Consideration may be given to amending the by-law requirements where an updated system of measurement has been adopted or studies have been undertaken which recommend that such amendments are deemed prudent to provide a reasonable level of safety or to conform with guidelines or statements of interest adopted by the Province.

Policy E-98

It shall be the intention of Council to work in cooperation with appropriate agencies to improve the quality of water in Bedford Basin to a level where it will support various recreational uses, including safe swimming, and permit the restoration of fish habitats.

Policy E-99

It shall be the intention of Council to request the Halifax Port Authority to forward applications for infilling of Bedford Bay shoreline to the Regional Waters Advisory Committee and the Provincial Department Environment for comment.

Policy E-100

It shall be the intention of Council to ensure compatible zoning and development standards are applied to areas of existing and future infill along the coast line.

Policy E-101

Council shall require the Regional Waters Advisory Committee to report on any environmental impact assessment (i.e. changes in water circulation patterns, effect of project on sewage treatment plant discharge, etc.,) of the proposed waterfront development projects before entering into a development agreement.

Policy E-102

It shall be the intention of Council, through the land use by-law, to establish a building setback and buffer of two hundred (200) feet for those coastal lands as shown on Map 4 - Environmental Constraints. No structure, excavation, infilling or grade alteration shall be permitted to occur within the setback/buffer area and the retention of natural vegetation within the area shall be part of these requirements. The land use bylaw shall contain provisions to reduce this requirement to one hundred (100) feet for those lots in existence on the effective date of this planning strategy and if otherwise development would be prohibitive.

Policy E-103

The Bedford Basin is a substantial water body characterized by mix of industrial uses, public parks, historic assets, commercial uses and a variety of residential uses. Halifax Regional Municipality recognizes that unfocused subdivision, development and water lot infilling activities along the Bedford Basin may result in

undesirable impacts on the character of the area, on traditional views of the Bedford Basin, on its recreational use and on its marine environment. As a means of protecting the character of the Bedford Basin, the Municipality shall control development and subdivision on lots and water lots along the Bedford Basin between the southern boundary of PID 00279786 and the northern boundary of the Halifax Plan Area. Specific measures will include limiting the type of structures that will be allowed on both infilled and non-infilled water lots, implementing a setback from the Bedford Basin, limiting the type and size of structures to be built within the Bedford Basin setback, and preventing infilled and non-infilled water lots from being used in lot area and setback calculations.

Litter & Street Cleaning

Policy E-104

It shall be the intention of Council to undertake an anti-litter program through public education and participation, and through direct involvement such as street cleaning, regular maintenance and cleaning of public buildings and property and the provision of public trash receptacles, at appropriate locations.

Property Maintenance

Policy E-105

It shall be the intention of Council to work towards establishing a bylaw that will set minimum standards for property maintenance with an enforcement section to enable the bylaw to be effective.

Policy E-106

It shall be the intention of Council to establish provisions in the plan area's Land Use Bylaw to regulate the use, location, and screening of garbage and recycling containers and compactors from adjacent land uses.

Public Views

Policy E-107

It shall be the intention of Council to undertake a study to identify public views and vistas which are significant to the Plan Area.

Policy E-108

Council, through the Planning and Development Control Department shall explore ways to protect the designated public views and vistas in an effort to provide visual relief from the built environment as well as preserve views of features which give identity to the Plan Area. Priority shall be given to the identification and protection of public views of and from the Bedford Basin.

Park and Recreational Uses

Policy E-109

HRM shall prepare a Greenbelting and Public Open Space Priorities Plan.

Policy E-110

It shall be the intention of Council, in support of the identification of an area of crown land at Cox Lake as a park reserve and in support of its future designation as a provincial park, to establish a Provincial Park Designation as shown on the Generalized Future Land Use Maps (Map 1A, 1B, 1C, 1D, 1E). Within this designation, Council shall establish a provincial park zone in the land use by-law which permits recreation and park uses. This zone shall be applied to the existing park reserve.

Policy E-111

It shall be the intention of Council to seek cooperation with N.S. Power in terms of the location and maintenance of their utility corridors, since these corridors have potential recreational use.

Policy E-112

HRM shall support continued public ownership of Crown lands within the major watershed and encourage their use for conservation and parkland purposes.

Policy E-113

Environmentally sensitive areas in public ownership should be preserved in their natural state and utilized for limited park and recreation uses.

Policy E-114

It shall be the intention of Council to continue to encourage the planning and development of vest pocket parks in older areas of the Municipality.

Policy E-115

It shall be the intention of Council to endorse the planting of street trees, landscaping of boulevards, and improvement to the visual approaches of the Municipality.

Policy E-116

It shall be the intention of Council to endorse the development and redevelopment of neighbourhood recreation areas which provide recreation opportunities for all members of the family in each neighbourhood.

Policy E-117

It shall be the intention of Council to locate neighbourhood and district recreation areas in close proximity to school sites, where possible, so both the schools and citizens may achieve maximum usage of both facilities.

Policy E-118

It shall be the intention of Council to develop district recreation areas, which provide recreation opportunities for a wide segment of the population, in each district.

Policy E-119

It shall be the intention of Council to encourage the development of Municipal recreation areas for use by all segments of the Municipality's population.

Policy E-120

It shall be the intention of Council to acquire the lands necessary for the provision of neighbourhood, district, and Municipality recreation areas.

Policy E-121

It shall be the intention of Council to encourage the development of a system of linkages (i.e. paths, trails, etc.) between the major elements of the recreation system.

Policy E-122

It shall be the intention of Council to encourage the operation of private recreational clubs and non-profit recreational agencies within the Municipality.

Policy E-123

It shall be the intention of Council to encourage the operation of voluntary recreational organizations within the Municipality, and to provide financial, administrative, or technical support.

Policy E-124

It shall be the intention of Council to utilize school buildings and grounds in ways that are appropriate to meeting the recreational, health and social, as well as educational needs of the community.

Policy E-125

It shall be the intention of Council to use as a guideline for the provision of neighbourhood recreation space, between 2.3 and 6.1 acres of accessible, developed or potentially developable land per 1000 population within the neighbourhood, and shall attempt to achieve that level and encourage the participation of citizens in the development of these areas.

Policy E-126

It shall be the intention of Council to use as a guideline for the provision of district recreation space, 4.3 to 7.4 acres of accessible, developed or potentially developable land per 1000 population within the district and shall attempt to achieve that level.

Policy E-127

It shall be the intention of Council to use a guideline for the provision of Municipality recreation space, 4.9 acres of accessible developed or potentially developable land per 1000 population within the Municipality, and will attempt to achieve that level.

Policy E-128

It shall be the intention of Council to investigate the matters of (1) segregation of recreation activities on the Municipality's lakes and (2) regulation of motorized recreation vehicles within the Municipality. It shall also be the intention of Council to promote safe use of the lakes and open spaces by setting restrictions based on the above mentioned investigations.

Solid Waste Management

Policy E-129

It shall be the intention of Council, in support of the Integrated Waste Management Strategy adopted in June 1995, to support the location of composting operations in (industrial, resource, and mixed use) zones, except for the Sanitary Landfill Site zone, subject to compliance with provincial and municipal guidelines and regulations.

Policy E-130

It shall be the intention of Council to operate and maintain a regular and efficient collection system for solid waste materials and, through membership in the Metropolitan Authority, dispose of it in a safe, economical, and efficient manner and ensure the long term availability of waste disposal facilities.

Policy E-131

It shall be the intention of Council to investigate methods of waste reduction, reclamation, re-use, and recycling, as alternatives to the present method of solid waste disposal. In order to encourage recycling of non-toxic domestic materials Council shall permit recycling depots to locate in areas which are conveniently accessible to the public, including lands which are designated for commercial, mainstreet commercial and/or institutional uses. The location and size of recycling depots shall be regulated through provisions of the Land Use By-law. Consideration shall also be given to the concept of operating neighbourhood recycling collection centres.

Policy E-132

It shall be the intention of Council to support the public participation process established by the Metropolitan Authority in locating a new regional landfill site.

Policy E-133

It shall be the intention of Council to support community based recycling efforts.

Policy E-134

It shall be the intention of Council to support annual domestic hazardous waste collection.

Policy E-135

All development agreements shall conform with all applicable regional policies adopted by the Municipality in support of the regional solid waste management program, Halifax Harbour cleanup and the water resources management study.

Policy E-136

It shall be the intention of Council to seek and provide specific assistance in closing existing dumps and to support annual community clean-up campaigns

Tree Management

Policy E-137

The recommendations of the Urban Forest Master Plan, adopted in principle by HRM in September 2012, shall be considered in planning, programming and regulatory activities related to managing and enhancing the urban forest cover in HRM

No development agreement shall be entered into over lands on which trees have been removed except:

- (a) as may be required for a bonafide land survey;
- (b) to satisfy any provincial or federal requirements; or
- (c) where, in the opinion of Council, the extent of such cutting would not preclude achieving the three objectives stated above.

Policy E-138

It shall be the intention of Council, in consultation with the community of Upper Hammonds Plains and the Department of Natural Resources, to provide support in identifying measures to resolve problems which exist with the community use of the Melvin Tract Lands. In particular, Council shall assist the community in investigating the establishment of a Forest Management Plan for these lands or a crown land transfer to obtain community land outside of the Tomahawk Lake watershed.

Policy E-139

Within any watercourse protection setback established under policy BW-7, no vegetation or soil shall be removed or altered unless a management plan has been approved to provide for restoration of vegetation, shoreline access paths, habitat management, safety and welfare or shoreline recreation where such provisions may be made without adversely affecting the primary purpose of preserving water quality in the lake. Any study or management plan submitted pursuant to this clause shall be prepared by a person qualified to make the required determinations and an approval procedure shall be established under the terms of a development agreement.

Policy E-140

Wetlands, lakes, watercourses, endangered species habitat and any other features of environmental significance shall be delineated as non-disturbance areas under development agreements. Non-disturbance areas shall be located to allow for continuity of non-disturbance areas on abutting lots, municipal parkland and open space dedications, and natural areas adjacent to watercourses

Policy E-141

A tree replanting program shall be incorporated into development agreements. The program shall specify the locations, number, type and diameter of trees to be planted. The type of trees shall be indigenous to Nova Scotia.

Policy E-142

It shall be the intention of Council through the Tree Committee to ensure proper management of trees on Plan Area land (including but not limited to, maintenance, and planting) and provide assistance and encouragement to the private land owner to do the same. In addition the Tree Committee shall work to establish an ongoing Tree Planting Program on Plan Area parkland and in existing and new residential, commercial, and industrial developments with the cooperation of developers/subdividers and residents of the area.

Policy E-143

It shall be the intention of Council through the Tree Committee to identify unique stands of trees and through such means as the adoption of a Tree Protection By-Law and/or acquisition through the parkland dedication process, to seek to protect these trees to conserve them as an environmental resource.

Policy E-144

The Municipality shall continue its tree-planting program to ensure that all streets benefit.

Policy E-145

In all cases in which landscaping or buffering is required, the use of coniferous trees on the north, west and east sides of the property, and deciduous trees on the south side shall be encouraged unless inappropriate to the specific use or site.

Policy E-146

Means of improving the environment of minor commercial areas shall be investigated. Improvements should include such items as public benches for use by shoppers, the use of planters or trees along the street, and improvements of sidewalk conditions.

Policy E-147

The Municipality shall maintain the planting and protection of shade trees within its control, and should develop a tree planting program which will improve the quality of the urban environment.

Policy E-148

The Municipality should protect existing green areas and attempt to create new green areas. Every effort should be made to protect existing boulevards, tree-lined streets, and small parks.

Policy E-149

No development agreement shall be entered into over lands on which trees have been removed except as may otherwise be required for a bonafide land survey or as may be agreed upon with the Municipality to protect property or ensure safety.

Forestry

Policy E-150

It shall be the intention of Council to strongly encourage the provincial Department of Natural Resources to implement and strictly enforce the Forest and Wildlife Guidelines and Standards for Nova Scotia for all forest harvesting programs within the Plan Area.

Slopes

Policy E-151

Development of major land areas on slopes in excess of twenty-five percent (25%) shall be prohibited under any development agreement except where it can be demonstrated that such development would not create any hazard and could better preserve open spaces or areas of environmental value.

Policy E-152

The Municipality may allow for modifications to the service system specifications adopted under subdivision regulations where such modifications would enhance the ability to preserve the natural environment without compromising the intended objectives of the service systems.

Policy E-153

It shall be the intention of Council to identify on a map areas which are environmentally sensitive to development. This map shall be known as the Environmentally Sensitive Areas Map. These areas, which require special consideration in their development because of the presence of certain hydrologic and geomorphic features, are slopes which exceed 20% and water retention areas [lakes, ponds, swamps, bogs, marshes]. Environmentally sensitive areas within the two large undeveloped portions of the Plan Area located within the Residential Development Boundary have been studied and identified: a) Union Street RCDD, and b) Papermill Lake RCDD.

Policy E-154

Every effort shall be made to ensure that vegetation remains undisturbed on slopes 16% and greater

Topsoil & Gravel Removal

Policy E-155

It shall be the intention of Council to regulate the removal of topsoil and the alteration of land levels through the enforcement and continual review of the Municipality's Grade Alteration Bylaw.

Policy E-156

It shall be the intention of Council to enforce erosion control measures in the Municipality's Subdivision Bylaw through the subdivision approval process in order to minimize the impact of development on the Plan Area's environment.

Policy E-157

It shall be the intention of Council to amend the Top Soil By-Law so that the provisions of the Topsoil By-law shall apply only to lands within the Lake Echo Community Designation, and the communities of Seaforth and Three Fathom Harbour.

Underground Storage Tanks

Policy E-158

It shall be the intention of Council to prohibit, to the full extent of their ability, the establishment of garbage dumps, sanitary landfill, hazardous material storage sites or hazardous or waste disposal sites within the boundaries of the Plan Area.

Policy E-159

It shall be the intention of Council to request the Nova Scotia Department of the Environment to strictly enforce legislation governing the installation, mapping and recording of location, registration, maintenance, periodic inspection and removal of underground storage tanks, including gas and oil storage tanks and to empower the appropriate government agency to carry out the work and recover the costs from the property owners if necessary

Dangerous Goods & Hazardous Wastes

Policy E-160

It shall be the intention of Council to direct the Development Officer to refer all development permit applications for commercial or industrial development that may create or are suspected of creating an emission or waste problem, or may be a hazardous use, to the Provincial Department of the Environment for its information and comment, consistent with Policy I-5.

Policy E-161

It shall be the intention of Council to permit industrial uses which produce, use, or store hazardous materials in areas designated Industrial on the Generalized Future Land Use Map and zoned Heavy Industrial on the Zoning Map through the development agreement process, subject to the provisions of Policy Z-3 and a review by the Department of the Environment.

Policy E-162

It shall be the intention of Council to require companies which use and/or store dangerous goods and hazardous wastes, to provide an inventory of such goods to the Bedford Fire Department as well as post the inventory in a visible location on the premises.

Policy E-163

It shall be the intention of Council to encourage the Provincial Government to enact legislation and establish Provincial Standards for the management of dangerous goods and hazardous wastes which will allow a municipality to regulate the storage, use, disposal and transit of hazardous materials within its boundaries.

Pits & Quarries

Policy E-164

Notwithstanding the provisions of Policies P-8 and P-11, it shall be the intention of Council to consider permitting new or expanded facilities associated with extractive operations within the Mixed Use A, B and C Designations by development agreement and according to the provisions of the Municipal Government Act and having regard to the following:

- (a) that the proposed facility shall not require access over a local road on which the abutting properties are zoned R-1(Single Unit Dwelling), R-2(Two Unit Dwelling) or R-3(Mobile Dwelling) Zone or a local road that provides access to a residential subdivision;
- (b) that the proposed facility associated with a quarry operation or a pit operation incorporating a rock crusher is not located within 800m [0.5 mile] of a R-1(Single Unit Dwelling), R-2(Two Unit Dwelling), R-3(Mobile Dwelling), R-6 (Rural Residential) or R-3a(Mobile Home Park) Zone, or 800 m (.5 mile) from the foundation of a residential dwelling in the MU-1 (Mixed Use 1) or MU-2 (Mixed Use 2) Zone, and/or institutional uses except fire and police stations, public works, cemeteries, historical sites and monuments and recreational trails;
- (c) that the proposed facility associated with a pit operation not incorporating a rock crusher is not located within 300 feet [90m] of a R-1(Single Unit Dwelling), R-2(Two Unit Dwelling), R-3(Mobile Dwelling), R-6 (Rural Residential) or R-3a (Mobile Home Park) Zone, residential dwelling in the MU-1 (Mixed Use 1) or MU-2 (Mixed Use 2) Zone, and/or institutional uses except fire and police stations, public works, cemeteries, historical sites and monuments and recreational trails;
- (d) that any building, structure, plant or product stockpile shall not be located within three hundred (300) feet of a watercourse;
- (e) that separation distances from lot lines and adjacent development as well as controls on runoff be incorporated in the development agreement;
- (f) the provision of a treed, bermed or landscaped buffer strip designed to provide a dust and wind break, noise buffer and visual barrier;
- (g) hours of operation;
- (h) the effects of the use on the natural environment as contained in a report from the appropriate provincial or federal government authority;
- (i) provisions for site rehabilitation; and
- (j) provisions of Policy P-137.

Policy E-165

It shall be the intention of Council to request the provincial Department of the Environment to adopt regulations for pits and quarries under the Environment Act.

Policy E-166

It shall be the intention of Council to adopt Municipal By-law 42 (Blasting and Dangerous Materials By-law) within the Plan Area.

Policy E-167

It shall be the intention of Council to request the Province of Nova Scotia to proclaim the Pit and Quarry Regulations.

Policy E-168

It shall be the intention of Council to amend the Excavations By-law so that the provisions of the Excavations By-law apply within the Plan Area.

Pollution Control

Policy E-169

It shall be the intention of Council upon the advice of the appropriate Provincial or Federal agencies to prohibit the establishment in the Plan Area of any industry where there is a potential for air pollution.

Public Awareness

Policy E-170

In order to improve public awareness of septic system maintenance requirements and other matters of environmental and public health concern, it shall be the intention of Council, in co-operation with senior government departments, to investigate methods of public education and information dispersal.

Policy E-171

It shall be the intention of Council to establish a Public Awareness and Education program for the general public which emphasizes the protection of Morris and Russell Lakes. The programs should at least incorporate the following:

- (a) information programs for land owners on buffer zone management and the use of fertilizers;
- (b) a program for local schools;
- (c) application of an Animal Defecation By-law throughout the entire watershed area and actively enforce it;
- (d) encourage local property owners to hold "Cleanup" days for litter collection in public areas; and
- (e) establish a stormwater wetland as an educational demonstration site on the importance of protecting lakes.

Policy E-172

The Municipality should encourage educational programs to further an understanding and appreciation of the environment.

Policy E-173

Where possible, new public awareness and education opportunities for the Little Sackville River, such as a new bridge, observation platforms, and a river centre, shall be encouraged as generally described in the Action Plan

Climate Change

Policy E-174

The recommendations of the Climate Risk Management Strategy for Halifax Regional Municipality, approved in principle by HRM in 2008, shall provide guidance for corporate priority actions to manage the risks associated with climate change.

Policy E-175

The Community Energy Plan (CEP), approved by HRM in 2007 and as updated, shall provide guidance to HRM actions and programs with the goal of embedding considerations of energy security, energy conservation, energy distribution and energy consumption into all aspects of HRM activities. Updates to the CEP will seek proven, integrated and systematic approaches to energy planning in collaboration with community stakeholders with the goal of reducing corporate and community energy consumption with particular emphasis on using renewable energy (geothermal, solar, wind) and district energy.

Policy E-176

Where deemed advisable to implement or further an action or program of the Community Energy Plan or the Economic Strategy under Section 5.2, HRM shall consider amendments to Secondary Planning Strategies and Land Use By-laws or any other by-laws of the Municipality.

Policy E-177

The Halifax Regional Municipality Corporate Plan to Reduce Greenhouse Emissions: 2012 – 2020, approved by HRM in 2012, shall provide guidance on what actions should be taken to achieve municipal targets for reducing corporate greenhouse gas emissions. Progress reports shall be prepared to measure the progress made in achieving this target.

Policy E-178

HRM shall co-operate with Nova Scotia Environment and other government agencies in developing policies and programs to protect air quality and reduce greenhouse gas emissions and, where deemed advisable by HRM, shall consider adopting or amending by-laws to achieve these objectives.

Wind Energy

Policy E-179

Within all Regional Plan Designations, HRM shall establish three overlay zones including an Urban Wind (UW-1) Zone, a Rural Wind (RW-2) Zone and a Restricted (R) Zone within the Land Use By-law to regulate wind energy facilities. These regulations will be implemented through the community land use by-laws. The Urban Wind (UW-1) Zone and the Rural Wind (RW-2) Zone shall be applied to those areas where various categories of wind energy facilities shall be permitted in urban and rural areas. The Restricted (R) Wind Zone shall be applied to the those areas where wind energy faculties shall be prohibited including Regional Parks, Conservation Areas, Protected Areas and the Western Commons and areas within Urban HRM not suitable for wind energy facilities.

Policy E-180

HRM shall establish requirements within the applicable Land Use By-laws that include wind energy performance standards and regulations to control height, scale, access, setback and separation distances of such facilities in order to adequately address operational needs, safety concerns and the mitigation of impacts to adjacent properties.

Policy E-181

HRM seeks to encourage the development of large scale wind energy facilities in rural areas by permitting the expansion of wind farms in suitable locations. Accordingly, where a large scale wind turbine is proposed to connect to a wind energy facility on an adjacent lot, the setback requirement from the property boundary may be waived where the adjoining property forms part of the same wind farm.

Policy E-182

HRM shall seek to ensure that Federal and Provincial processes comply with municipal requirements for large scale wind energy facility development. Where Federal and Provincial regulations have been amended, HRM may also amend municipal land use by-law regulations to remain consistent with these changes.

Policy E-183

HRM shall seek to recognize advances in wind energy technology and wind energy standards and may amend wind turbine municipal land use by-law regulations to reflect these changes.

Other Policies

Policy E-184

HRM shall, through the applicable land use by-law, establish a Protected Area Zone. This Zone shall be applied to wilderness areas which have been designated under the Wilderness Areas Protection Act, nature reserves designated under the Special Places Protection Act, and conservation-related properties owned by government or private conservation organizations. The Zone shall only permit scientific study and education, trails and similar public, conservation and recreational uses.

Policy E-185

Further to Policy E-7, HRM shall encourage the Province of Nova Scotia to evaluate the potential for the designation of additional lands for protection under the Wilderness Areas Protection Act.

Policy E-186

Where HRM is considering approval of new secondary planning strategies or amendments to existing secondary planning strategies to allow new developments, natural corridors shall first be delineated, consistent with the Greenbelting and Public Open Space Priorities Plan approach, to identify areas to be retained for natural areas and natural corridors.

Policy E-187

Council shall require that environmentally sensitive areas as identified in Policy E-13 remain in a natural state, unless as part of a development agreement the proponent undertakes an environmental impact study to determine whether the environmental constraints are non-existent or can be overcome without adversity to the environment. The study shall identify the area's sensitivities through consideration of the items listed in the chart within Appendix A. The study shall address the impact of the proposed development on the area's identified sensitivities and how the impact(s) may be mitigated. The study shall also establish a means of monitoring any potential impacts during the development phase and for a specific time following development. Proposals considered under this policy shall be subject to the evaluation criteria contained in Policy Z-3.

Policy E-188

It shall be the intention of Council to undertake a study to identify environmentally sensitive areas outside the Residential Development Boundary for the purpose of their preservation and protection.

Policy E-189

The municipality shall seek to clean-up of the Halifax Harbour in part through the siting of sewage treatment facilities on the Dartmouth waterfront. The municipality should ensure any sewage treatment plant which is developed on the Dartmouth side is sensitively designed to be properly integrated into the surrounding community.

Policy E-190

To provide opportunities for downtown citizens to experience nature, the municipality should support the establishment of community gardens, composting and naturalization projects within existing parks, vacant lots, and publicly owned lands where appropriate. In addition, amenities such as roof top gardens shall be encouraged within new development in the downtown area.

Policy E-191

Together with the DDDC, the municipality shall support efforts to promote waste reduction, reuse, and recycling in the downtown business sector and residential areas.

Policy E-192

The municipality shall seek to clean-up of the Halifax Harbour in part through the siting of sewage treatment facilities on the Dartmouth waterfront. The municipality should ensure any sewage treatment plant which is developed on the Dartmouth side is sensitively designed to be properly integrated into the surrounding community (refer to Policy T-13).

Policy E-193

To provide opportunities for downtown citizens to experience nature, the municipality should support the establishment of community gardens, composting and naturalization projects within existing parks, vacant lots, and publicly owned lands where appropriate. In addition, amenities such as roof top gardens shall be encouraged within new development in the downtown area.

Policy E-194

Together with the DDDC, the municipality shall support efforts to promote waste reduction, reuse, and recycling in the downtown business sector and residential areas.

Policy E-195

In considering all developments within the Bedford Highway Area the Municipality shall ensure that negative effects on the existing natural environment are minimized. In particular, the Municipality shall have regard to preservation of the existing topography and, to the degree possible, of existing trees and natural foliage.

Policy E-196

The Municipality shall provide for convenient public access to Hemlock Ravine from the Bedford Highway to the degree compatible with preservation of the sensitive natural environment of that area.

Policy E-197

Whenever possible, on lands in Peninsula North that are in the ownership of the Municipality, the Municipality shall encourage the inclusion of energy-efficient design features in any new residential development projects and the siting of structures in a southerly direction.

Policy E-198

Environmental sensitivity shall be considered as of the degree of susceptibility of natural areas to deleterious effects of urban development. Areas of high sensitivity are identified on the Environmental Sensitivity Maps. These maps shall be used as general resource documents in evaluating zone changes and contract development applications.

Policy E-199

Pursuant to Policy E-190 the following features are used to identify such areas:

- (a) tree cover - 40 percent and greater in density;
- (b) exposed bedrock;
- (c) wetlands and streams;
- (d) slopes - 16 percent and greater.

Policy E-200

The Environmental Sensitivity Map may be used in assessing the effects of capital work to be undertaken by the Municipality.

Policy E-201

Where development proposals are being considered through rezoning or development agreement, the Municipality shall protect environmentally sensitive areas.

Policy E-202

The Municipality shall identify areas of natural significance and natural areas which are environmentally sensitive. The Municipality will protect these areas from environmental degradation insofar as possible, through such means as zoning, development standards, and public education.

Policy E-203

The Municipality shall prepare a strategy statement on the environment as called for in Part III of this document, and shall, as part of such statement, make provision for the detailing and implementation of Policies 8.2 - 8.5 below. The Municipality shall address the remainder of the environment policies in preparing the strategy statement. The Municipality, upon adoption of the Environment Strategy Statement, shall amend this Plan and accompanying development regulations as appropriate.

Policy E-204

In reviewing public and private land use proposals, including its own capital program, the Municipality will take into account the social, physical, economic and aesthetic effects on the natural and man-made environment, and will establish and maintain appropriate procedures to take such effects into consideration in the approval process for such land uses.

Policy E-205

In reviewing public and private land use proposals, including its own capital program, the Municipality will take into account the social, physical, economic and aesthetic effects on the natural and man-made environment, and will establish and maintain appropriate procedures to take such effects into consideration in the approval process for such land uses.

Policy E-206

The Municipality shall develop the means to assure the greatest possible degree of compatibility between new developments and desirable aspects or characteristics of the surrounding man-made and natural environment through regulatory procedures or special permit procedures, such as contract zoning, conditional zoning, etc. Preference should be given to development which is aesthetically pleasing, human in scale, and in harmony with the natural and man-made environment. A requirement for an environmental impact statement should be implemented subsequent to completion and adoption of the Environment Strategy Statement as called for in Part III of this document.

Policy E-207

The Municipality should make every effort to ensure that developments do not create adverse wind and shadow effects. The means by which this policy shall be implemented shall be considered as part of the study called for in Part III.

Policy E-208

The Municipality shall attempt to ensure that air, water, soils, and noise pollution are minimized and do not damage the quality of life in the Municipality.

Policy E-209

The Municipality should protect vistas and views of significant interest.

Policy E-210

In considering all developments within the Bedford Highway Area the Municipality shall ensure that negative effects on the existing natural environment are minimized. In particular, the Municipality shall have regard to preservation of the existing topography and, to the degree possible, of existing trees and natural foliage.

Policy E-211

The Municipality shall provide for convenient public access to Hemlock Ravine from the Bedford Highway to the degree compatible with preservation of the sensitive natural environment of that area.

Policy E-212

Whenever possible, on lands in Peninsula North that are in the ownership of the Municipality, the Municipality shall encourage the inclusion of energy-efficient design features in any new residential development projects and the siting of structures in a southerly direction.

Policy E-213

Environmental sensitivity shall be considered as of the degree of susceptibility of natural areas to deleterious effects of urban development. Areas of high sensitivity are identified on the Environmental Sensitivity Maps. These maps shall be used as general resource documents in evaluating zone changes and contract development applications.

Policy E-214

Pursuant to Policy E-205 the following features are used to identify such areas:

- (a) tree cover - 40 percent and greater in density;
- (b) exposed bedrock;
- (c) wetlands and streams;
- (d) slopes - 16 percent and greater.

Policy E-215

The Environmental Sensitivity Map may be used in assessing the effects of capital work to be undertaken by the Municipality.

Policy E-216

Where development proposals are being considered through rezoning or development agreement, the Municipality shall protect environmentally sensitive areas.

Policy E-217

The Municipality shall identify areas of natural significance and natural areas which are environmentally sensitive. The Municipality will protect these areas from environmental degradation insofar as possible, through such means as zoning, development standards, and public education.

Policy E-218

The Municipality shall prepare a strategy statement on the environment as called for in Part III of this document, and shall, as part of such statement, make provision for the detailing and implementation of Policies 8.2 - 8.5 below. The Municipality shall address the remainder of the environment policies in preparing the strategy statement. The Municipality, upon adoption of the Environment Strategy Statement, shall amend this Plan and accompanying development regulations as appropriate.

Policy E-219

In reviewing public and private land use proposals, including its own capital program, the Municipality will take into account the social, physical, economic and aesthetic effects on the natural and man-made environment, and will establish and maintain appropriate procedures to take such effects into consideration in the approval process for such land uses.

Policy E-220

In reviewing public and private land use proposals, including its own capital program, the Municipality will take into account the social, physical, economic and aesthetic effects on the natural and man-made environment,

and will establish and maintain appropriate procedures to take such effects into consideration in the approval process for such land uses.

Policy E-221

The Municipality shall develop the means to assure the greatest possible degree of compatibility between new developments and desirable aspects or characteristics of the surrounding man-made and natural environment through regulatory procedures or special permit procedures, such as contract zoning, conditional zoning, etc. Preference should be given to development which is aesthetically pleasing, human in scale, and in harmony with the natural and man-made environment. A requirement for an environmental impact statement should be implemented subsequent to completion and adoption of the Environment Strategy Statement as called for in Part III of this document.

Policy E-222

The Municipality should make every effort to ensure that developments do not create adverse wind and shadow effects. The means by which this policy shall be implemented shall be considered as part of the study called for in Part III.

Policy E-223

The Municipality shall attempt to ensure that air, water, soils, and noise pollution are minimized and do not damage the quality of life in the Municipality.

Policy E-224

The Municipality should protect vistas and views of significant interest.

Policy E-225

It shall be the intention of Council to ensure that the Dangerous and Unsightly Premises Regulations contained in the Halifax County Charter is enforced in the Plan Area. There are numerous all-terrain vehicles being operated in the Plan Area and although there is no quarrel with their proper operation, there is concern about their indiscriminate and irresponsible use. Improperly used on beaches, in the forests and on private property, these vehicles can destroy sensitive vegetation and young growth, leading to soil erosion and other ecological damage.

Policy E-226

It shall be the intention of Council to request the provincial government to introduce legislation governing the operation of all-terrain vehicles.

Appendix A
Environmental Section Checklist

Environmental Section Checklist

	Municipal Planning Strategy	Central Services	Potable Water	On-Site Sewage	Storm Water Management	Regional Watersheds	Watercourse & Wetland Protection	Salt Marshes	Floodplain Protection	Lake & Stream Protection	Coastal Lands/Shoreline
1	Beaver Bank, Hammonds Plains and Upper Sackville	✓		✓	✓	✓	LUB		✓	✓	
2	Bedford	✓	✓	✓	✓	✓	50 ft. - 50-100 ft. from Sensitive Areas		✓	✓	✓
3	Planning District 5 (Chebucto Peninsula)	✓	✓	✓	✓		25 ft., 50 ft., 100 ft.		✓		✓
4	Cole Harbour/Westphal	✓		✓	✓		25 ft., 50 ft., 100 ft., 250 ft.		✓		
5	Eastern Passage / Cow Bay	✓			✓		New Devel. 100 ft. Existing Devel. 50 ft.		✓		✓
6	Dartmouth				✓		25-50 ft. , 75-100 ft.			✓	
7	Downtown Dartmouth				✓						
8	Eastern Shores (East)	✓	✓	✓	✓		LUB				✓
9	Eastern Shore (West)	✓		✓	✓		LUB				
10	Halifax	✓	✓		✓		100 ft. of water edge	✓	✓	✓	✓
11	Downtown Halifax										
12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)	✓	✓	✓	✓		LUB				
13	Lawrencetown	✓		✓	✓		LUB				
14	Musquodoboit Valley/Dutch Settlement	✓	✓	✓	✓		25 ft.				
15	North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston	✓	✓	✓	✓		25 ft., 100 ft., 250 ft.				
16	Planning District 4 (Prospect)		✓	✓	✓		25 ft.				
17	Sackville	✓			✓		25 ft.				
18	Sackville Drive			✓	✓		New Devel. 100 ft. Existing Devel. 50 ft.		✓		
19	Planning Districts 14 & 17 (Shubenacadie Lakes)	✓	✓	✓	✓		300 m of Shubenacadie-Stewiacke system		✓		
20	Planning Districts 1 & 3 (St. Margaret's Bay)		✓	✓	✓		LUB				
21	Timberlea/Lakeside/Beechville	✓		✓	✓						

Environmental Section Checklist

	Municipal Planning Strategy	Litter & Street Cleaning	Property Maintenance	Public Views	Park & Recreational Uses	Solid Waste Management	Tree Management	Forestry	Slopes	Topsoil & Gravel Removal	Underground Storage Tanks
1	Beaver Bank, Hammonds Plains and Upper Sackville				✓	✓	✓				
2	Bedford	✓	✓	✓	✓	✓	✓		✓	✓	
3	Planning District 5 (Chebucto Peninsula)				✓	✓			✓		
4	Cole Harbour/Westphal					✓					
5	Eastern Passage / Cow Bay					✓					
6	Dartmouth				✓		✓				
7	Downtown Dartmouth										
8	Eastern Shores (East)					✓		✓	✓		
9	Eastern Shore (West)					✓		✓			
10	Halifax					✓	✓			✓	
11	Downtown Halifax										
12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)					✓					
13	Lawrencetown										✓
14	Musquodoboit Valley/Dutch Settlement					✓					
15	North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston					✓					
16	Planning District 4 (Prospect)					✓					
17	Sackville					✓					
18	Sackville Drive				✓				✓		
19	Planning Districts 14 & 17 (Shubenacadie Lakes)										
20	Planning Districts 1 & 3 (St. Margaret's Bay)					✓					✓
21	Timberlea/Lakeside/Beechville					✓					

Environmental Section Checklist

	Municipal Planning Strategy	Dangerous Goods & Hazardous Wastes	Pits & Quarries	Pollution Control	Public Awareness	Climate Change	Wind Energy	Other Policies
1	Beaver Bank, Hammonds Plains and Upper Sackville		✓		✓			
2	Bedford	✓						✓
3	Planning District 5 (Chebucto Peninsula)		✓					✓
4	Cole Harbour/Westphal							
5	Eastern Passage / Cow Bay							✓
6	Dartmouth				✓			✓
7	Downtown Dartmouth							✓
8	Eastern Shores (East)		✓					✓
9	Eastern Shore (West)		✓					✓
10	Halifax				✓			✓
11	Downtown Halifax							
12	Planning Districts 8 & 9 (Lake Echo/Porters Lake)		✓					
13	Lawrencetown							
14	Musquodoboit Valley/Dutch Settlement							
15	North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston							
16	Planning District 4 (Prospect)							
17	Sackville							
18	Sackville Drive				✓			✓
19	Planning Districts 14 & 17 (Shubenacadie Lakes)							✓
20	Planning Districts 1 & 3 (St. Margaret's Bay)		✓	✓				✓
21	Timberlea/Lakeside/Beechville							