

HALIFAX


River-lakes Net Phosphorus Policy Amendment

Planning and Development



Regional Council
February 23, 2016

River-lakes Secondary Plan



Map RL-1 - River-lakes Secondary Plan

- River-lakes Secondary Plan Boundary
- The Village Centre Designation

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Halifax, Nova Scotia

Net Phosphorus Loading Policy

- Adopted October 2012
- To protect Shubenacadie Lakes from deterioration



How does the Policy work?

- Excess phosphorus emissions causes lakes to become eutrophic.
- Policy RL-22 requires that there will be no net increase in phosphorus from large scale development.
- If development will lead to excess phosphorus then the developer has to:
 - a. Treat the phosphorus naturally on-site; or
 - b. Reduce the density of development.

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What developments are affected by this policy?



Why do we need an amendment?

- Consultants advise that it will not be possible to achieve a net phosphorus abatement through natural treatment alone.
- Need to allow a variety of mechanisms such as advanced stormwater treatment, setbacks from lakes, sedimentation and erosion controls as well as density controls.

Is this consistent with the goal?

- The proposed changes allow flexibility to achieve the same outcome:
 - No Increase in phosphorus levels and maintenance of the trophic status of the Shubenacadie Lakes
- A variety of mechanisms are needed to achieve that outcome.
- Thus the policy needs to be less prescriptive in order allow a wider range of methods to help achieve this goal.

Halifax Water

- Halifax Water has no objection
- Stormwater Management Devices on Private Property
- Halifax Water is not able to allocate capital or operational funds to this initiative.
- Initiative has to be carried out by a private developer and operated by private property owner

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Public Engagement

- As per Regional Council's Public Participation Resolution of 1997 Staff held a Public Information meeting at the Ash Lee Jefferson School in Fall River, on October 21, 2015.
- A number of interested individuals and individuals representing the Shubenacadie Watershed Environmental Protection Society were in attendance at the meeting.
- All were in favour of the proposal to amend the River-lakes Secondary Plan to allow the use of a wider range of techniques to reduce phosphorus emissions from large scale developments pursuant to Policy RL-22.

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Recommendation

Approve the proposed amendments to the River-lakes Secondary Plan under Planning Districts 14 and 17 Municipal Planning Strategy as set out in Attachment A of the Staff Report dated December 11, 2015.

Questions and Comments



Thank you!

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