



**Halifax County  
Planning Districts  
1/3 plan review  
process  
(St. Margarets  
Bay Plan area-  
HRM)**

Our submission and the County's decision

Soil & Water Conservation Society of Metro Halifax (SWCSMH)

Updated: August 30, 2018

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**Click on the mini pictures below to get an enlarged view:**



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**Our submission to the County Planning Districts of 1 and 3 promoting setting up of Lake Carrying Capacities; January 27, 1995**

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Halifax County Planning Department's support of our submission;  
February 06, 1995:

MEMORANDUM

To: Shalom M.  
From: Gail Feisy

TO: Municipal Planning Advisory Committee  
FROM: Department of Planning and Development  
RE: **AMENDMENTS TO REVISED MUNICIPAL PLANNING STRATEGY / LAND USE BY-LAW FOR PLANNING DISTRICTS 1 AND 3**  
DATE: February 6, 1995

1. 23-January '95: PH - I made a submission on LAKE  
13-Feb '95

66  
CARRYING CAPACITIES 90

On January 23, 1995, Municipal Council held a public hearing to receive input on proposed revisions to the Municipal Planning Strategy and Land Use By-law for Planning Districts 1 and 3. It was the decision of Municipal Council to refer the proposed documents back to staff for further consideration of matters raised during the hearing.

Submissions received during the hearing are outlined below with discussion and amendments for Council's consideration at a continuation of the public hearing recommended for March 27, 1995.

5. Shalom Mandaville, Soil and Water Conservation Society of Metro Halifax

Mr. Mandaville has requested that Council support the establishment of lake carrying capacities within the planning strategy. In his submission, he indicated that in order to establish the carrying capacities, one must consider both the development capacity of shoreland areas and the desired lake trophic state of each lake which would depend upon the specific water quality objectives of the community.

While the jurisdiction with respect to watercourses rests with the Province, activity conducted on land can have a significant impact on water quality. It is generally understood that development within 300 metres (1000 feet) of a watercourse will contribute contaminants to the watercourse and that in order to prevent the pollution of such watercourses over time, it is necessary to establish appropriate density controls within shoreland areas.

RECOMMENDATION: It is recommended that the following text and policy be included within the planning strategy:

"Land use activity conducted in shoreland areas can have a significant impact on water quality. It is generally understood that development within 1000 feet (300 m) of a watercourse will contribute contaminants to the watercourse and that in order to prevent the degradation of such watercourses over time, it is necessary to establish appropriate density controls within these shoreland areas.

E-6A It shall be the intention of Council to cooperate with the Department of the Environment to establish lake carrying capacities for lakes within the Plan Area and to establish appropriate development controls which are intended to preserve the long term quality of these lakes."

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## Our proposal was rejected by the County's Planning Advisory Committee; February 13, 1995

It was a tie vote although Susan Corser MCIP, Halifax County planner, along with some members of the PAC strongly supported our proposal!

### MUNICIPAL PLANNING ADVISORY COMMITTEE MINUTES FEBRUARY 13, 1995

#### THOSE PRESENT:

Councillor Rankin, Chair  
Councillor Hendsbee  
Councillor Naugle  
Councillor Merrigan  
Councillor Hache  
Anne Merritt  
Berit Pittman  
Delphis Roy

APPROVED

March 13/95

#### IN ATTENDANCE:

Paul Morgan, Senior Planner, Policy Division  
Susan Corser, Senior Planner, Policy Division  
Maureen Ryan, Planner, Policy Division  
Gail Foisy, Secretary

Shalom Mandaville, Soil and Water Conservation Society of Metro Halifax

Berit Pittman moved, seconded by Councillor Hache:

THAT THE COMMITTEE APPROVE THE WORDING AS SUGGESTED BY  
STAFF.

Councillor Rankin questioned whether the wording would inhibit very much residential development within 1000'.

Susan Corser responded that first the community would have to set water quality objectives which would then dictate the degree or density of development on the shore within that 1000' area.

Delphis Roy expressed concern that establishing 1000' would be the standard. He indicated that we have development now which is well within that 1000' and we are going to be moving further and further from that watercourse. He said that he was very reluctant to approve the suggestion.

Susan Corser advised that in terms of onsite septic systems and what they contribute to the soil, 1000' is generally the zone over which those pollutants will gradually make their way into the water. The 1000' is generally what is understood to be the area of impact. The suggested wording is not saying that we would not allow development; it is just saying that that is the area we should look at should development occur.

Delphis Roy commented that Venice is built in the water as is Amsterdam. He suggested deleting the reference to the 1000' and indicating that when we use land near watercourses we have to be careful of the effluent that might get into them.

Councillor Rankin questioned whether the removal of the reference to 1000' would remove some of the spirit.

Susan Corser agreed that the preamble could be reworded. She noted that the policy would not change as there is no reference to the 1000' contained within it.

Councillor Merrigan indicated that he too had a problem with the suggested wording. He said that we are trying to deal with lakes but we are talking about watercourses as well. Also, many parcels of land would have streams going through them.

Berit Pittman noted that the wording is not saying that nothing could not be built within 1000'; it is simply saying that problems might arise within that 1000'.

Anne Merritt said that she would like to see the 1000' recognized as a sensitive area but not as a set space for exclusion of development.

Motion lost.

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