

**TO:** Western Region Community Council

**SUBMITTED BY:** *A. Ellinor Williams*  
A. Ellinor Williams, Chair, Halifax Watershed Advisory Board

**DATE:** January 4, 2010

**SUBJECT:** Case 01280: Development Agreement of Herring Cove Village, Herring Cove

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**ORIGIN**

On Wednesday, October 21, 2009, an application by Terrain Group Inc. for a Development Agreement to allow 11 single unit dwellings and 76 semi-detached dwelling units along two new public streets off the Herring Cove Road, on lands of Valerium Group Inc., was presented to the Halifax Watershed Advisory Board by Patricia Hughes, Planner.

**RECOMMENDATION:**

The Board recommends that the Development Agreement include the following provisions:

1. A storage tank (of sufficient size to contain overflow for 72 hours) will be constructed adjacent to the pumping station in case of overloading or power failure, and an alarm installed to alert management to either of these occurrences. A back-up power source (diesel generator) will also be provided.
2. The storm water retention pond will have the capacity to contain run-off from a 1/100 year storm. Natural percolation will be allowed to occur into the existing soil, with no direct discharge into the brook.
3. The storm water retention pond will be planted with native species for their cleansing properties and for wildlife habitat.
4. All storm water should go to the planned retention pond or, if this is not possible, be piped to a second retention pond, rather than discharged directly into the brook.
5. An oil/grit separator will be provided at the head of both the planned storm water retention pond – and the secondary one if this is built. Maintenance reports for these installations will be sent to HRM and the Board.
6. The 100 ft. non-disturbance buffer on both sides of the brook, will be turned over to HRM ownership.

## **BACKGROUND:**

The combined area of the subject properties for this development is 26.7 acres. The proposed street and lot configuration is designed around two watercourses, at the foot of a slope on the eastern side of the properties. A 100 foot non-disturbance buffer is required for each watercourse. 10.9 acres will be maintained as conservation lands and dwellings will be concentrated at the front of the site (Western edge).

## **DISCUSSION:**

The primary concern of the Watershed Advisory Board is the protection of the water resource and the natural environment. The Board is therefore pleased with the incorporation of the 100 foot buffers to protect the two small watercourses, but would like to see all of these turned over to HRM ownership as, without enforcement, this conservation area may not be maintained. The location of the residential buildings close to the road, on the least critical area of the site, is another environmentally sensitive feature of this development.

Concern was expressed over the ability of the pumping station to function in the event of a power failure, bearing in mind that preparations should be made for power outages of up to 72 hours: also the apparent location of a storm water easement running directly towards, and discharging into, one of the brooks.

## **BUDGET IMPLICATIONS:**

Budget Implications associated with the recommendations have not been identified. Any associated budget implications would need to be determined by HRM staff and disclosed to Regional Council in a subsequent report.

## **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN:**

Implications to any Financial Management Policies or Business Plans associated with the recommendations have not been identified. Any associated implications would need to be determined by HRM staff and disclosed to Regional Council in a subsequent report.

## **ALTERNATIVES:**

None suggested

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