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Western Region Community Council

TO: Western Region Community Council

SUBMITTED BY: Krista Tidwell
Ellinor Williams, Chair, Halifax Watershed Advisory Board

DATE: March 17, 2011

SUBJECT: **Case 16095: Development Agreement, 26 French Village Station Road, Upper Tantallon**

ORIGIN

Halifax Watershed Advisory Board (HWAB) meetings of January 19, 2011 and March 16, 2011.

RECOMMENDATION

In considering this application, the Halifax Watershed Advisory Board recommends:

1. The septic tank be pumped out on a regular basis – at least every three years.
2. Plantings be done with native species.
3. During construction:
 - when any work is being done on the ditch in front of the buildings, run-off be filtered before it is allowed to leave the site
 - the sedimentation structures be monitored on a regular basis and copies of reports forwarded to the HWAB
4. If possible, the projected 2% increase in run-off be reduced to 0%.
5. The Ward Brook on site be electro-fished to determine the presence of any fish species and the water quality tested for:
 - coliforms
 - suspended solids
 - phosphorous (to the microgram level)
 - dissolved oxygen
 - pH

Copies of test results to be forwarded to the HWAB.
6. Buildings be constructed to LEED standards if possible, in order to reduce the amount of water consumption.
7. When convenient and possible, the 1/100 year floodplain mapping be completed for this site.

BACKGROUND

At the January 19, 2011 meeting of the Halifax Watershed Advisory Board staff presented the application by Village Station Townhomes Limited to consider the development of 10 residential townhouse units in two separate buildings at 26 French Village Station Road, Upper Tantallon, by development agreement.

The Board further discussed this matter during their March 16, 2011 meeting.

DISCUSSION

The Board was impressed by the detailed information provided in the documentation and presentation on this project, which included flood-plain mapping. Members were particularly pleased by several aspects of the proposal, including the provision of the infiltration ditch behind the rear driveways and the large area retained as open space. They were also glad to learn that soil analysis was undertaken in order to match the septic system to the soil type and that the installation of low-flow fixtures is planned for this development.

The Board requests that, when the staff report is submitted to Community Council, a copy be provided to the HWAB at the same time in order to allow members to attend the public hearing if desired.

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 Community Council in a subsequent report.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The Halifax Watershed Advisory Board is an Advisory Committee to Community Council and Regional Council, and is comprised of eight volunteer citizens and two councillors.

ALTERNATIVES

None.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Ellinor Williams, Chair, Halifax Watershed Advisory Board
