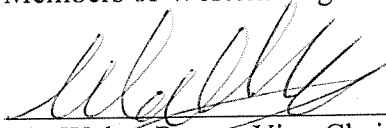


Western Region Community Council

TO: Members of Western Region Community Council

SUBMITTED BY: 
Mr. Walter Regan, Vice-Chair, Halifax Watershed Advisory Board

DATE: June 20, 2011

SUBJECT: **Case 16770: Development Agreement, St. Margaret's Square, Hwy. #3, Upper Tantallon**

ORIGIN

Halifax Watershed Advisory Board June 15, 2011 meeting.

RECOMMENDATION

The Halifax Watershed Advisory Board recommends to Western Region Community Council that:

1. Oil-grit separators be installed in stormwater drains.
2. Water conservation measures similar to LEED standards be established such as green roofs, pervious surface areas, and low-flow toilet.
3. Buildings on their own septic fields be switched over to the permanent Sewage Plant.
4. A sedimentation and erosion control plan be put in place.
5. Water quality testing and monitoring of the East River be undertaken, pre- and post-construction, at these locations: above the site, at the two outfalls, and below the site.
6. A hydrogeological study be undertaken with regards to any new wells.
7. Tree planting be part of the landscaping plan.
8. Sand be used, not salt, in snow and ice removal.

BACKGROUND

The Halifax Watershed Advisory Board discussed this matter during its June 15, 2011 meeting.

Further information can be reviewed within the staff memorandum dated May 5, 2011.

DISCUSSION

The Board discussed the following points during its June 15th meeting:

- the extent of the current pavement and landscaping
- the decision-making process for any additional wells
- monitoring of the East River above and below the site
- sedimentation control
- location of the septic field off the right-of-way
- groundwater recharge
- the use of a retention pond
- the section of the lot that will remain undeveloped/conserved

BUDGET IMPLICATIONS

There are no budget implications. The Developer will be responsible for all costs, expenses, liabilities, and obligations imposed under or incurred in order to satisfy the terms of this Agreement. The administration of this Agreement can be carried out within the proposed budget with existing resources.

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

1. Staff Memorandum dated May 5, 2011

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.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: Krista Tidgwell, Legislative Assistant, Municipal Clerks Office, 490-6519



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PLANNING SERVICES - WESTERN REGION

MEMORANDUM

To: Chair and Members of the Halifax Watershed Advisory Board

From: Paul Sampson, HRM Planner, Western Region (Bayers Road Centre)

Date: May 5, 2011

Re: Case #16770, Development Agreement, St. Margaret's Square,
Hwy. #3, Upper Tantallon

NOTE: FOR INFORMATION PURPOSES

Application:

Application by W.M. Fares Group for a development agreement to allow for three additional commercial buildings within St. Margaret's Square development, Hwy #3, Upper Tantallon. The buildings are proposed to be located within existing graded / gravelled portions of the site in the existing parking lot.

Specifically, the proposal includes the following additional buildings (refer to attached plans):

Phase "C": 2-storey, 34,000 sq. ft. building to the east of Lawton's plaza building (Block 4);

Phase "D": 1-storey, 7,500 sq. ft. building to the north of Phase C building;

Phase "E": 1-storey, 17,000 sq. ft. building to the northeast of existing Canadian Tire store (Lot 4A)

The existing commercial development was approved under "as-of-right" zoning (LUB) regulations. Since that time, new regulations require the development agreement process for any commercial or industrial buildings or building additions greater than 7,500 sq. ft. in area. The proposed buildings will connect into existing stormwater and sewage disposal facilities on site, with the exception that the Phase E building will have a new sewage disposal facility.

Location:

The site lies on the St. Margaret's Bay Road in Upper Tantallon, adjacent to the intersection of Hammonds Plains Road. The proposal involves two properties (PID# 40057432 and 41319823), consisting of approximately 30 acres. The land is designated and zoned for Mixed-Use development under the Municipal Planning Strategy for Planning Districts 1 and 3.

Attachments: - Site Plan, Location Map, Storm and Sanitary Sewer Plan

