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Western Region Community Council

June 27, 2011

September 26, 2011

TO: Councillor Adams and Members of Western Region Community Council

SUBMITTED BY: Krista Judwell
for A. Ellinor Williams, Chair, Halifax Watershed Advisory Board

DATE: May 2, 2011

SUBJECT: **Case 16811: HRM-initiated application to amend the Timberlea/
Lakeside/Beechville Municipal Planning Strategy and Land Use By-
law to allow for transit facilities, specifically a Park and Ride lot at
3284 St. Margaret's Bay Road, Timberlea**

ORIGIN

Halifax Watershed Advisory Board (HWAB) meeting of April 20, 2011.

RECOMMENDATION

In considering the application of Case 16811 the Halifax Watershed Advisory Board recommends that:

1. The area between the parking lot, turning circle and the swamp be maintained in a vegetated state.
2. The proposal be approved, as presented.

BACKGROUND

At the April 20, 2011 meeting of the Halifax Watershed Advisory Committee staff delivered a presentation explaining zoning, the proposed site plan and storm water management.

Further information can be reviewed within the staff memorandum dated April 7, 2011.

DISCUSSION

The Board entered into a brief discussion, noting that the quality and quantity of the run-off will be maintained at the pre-construction level. Run-off from the driveway and parking lot will be collected in catch basins within these paved areas and drained through pipes to an oil-grease separator before it is released into a natural wetland area.

BUDGET IMPLICATIONS

There are no budget implications. The costs to process this planning application can be accommodated within the proposed 2011/12 operating budget for C310 Planning & Applications.

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 April 7, 2011

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: Krista Tidgwell, Legislative Assistant, Municipal Clerks Office, 490-6519

MEMORANDUM

To: Chair and Members of Halifax Watershed Advisory Board

From: Mackenzie Stonehocker, Planner

Date: April 7, 2011

Subject: **Case 16811: HRM-initiated application to amend the Timberlea / Lakeside / Beechville Municipal Planning Strategy and Land Use By-law to allow for transit facilities, specifically a Park and Ride lot at 3284 St. Margarets Bay Road, Timberlea.**

Site features

- Existing parcel is approximately 6.7 acres in size; approximately 2.5 acres will be used for transit
- Street access from St. Margarets Bay Road, near Exit 4 on Highway 103
- Site contains several wetlands

Proposal

While transit is supported by the Regional Plan and the TLB Municipal Planning Strategy, this policy support was never directly implemented in the Land Use By-law regulations. This planning application aims to amend the planning documents to allow for Metro Transit facilities as the main use on a parcel of land. The MPS amendment process requires initiation by Regional Council, as well as public consultation.

The specific proposal driving this application is a Park and Ride lot at Exit 4 to allow for expansion of the MetroX rural express bus service. In addition to the existing service to Tantallon, the new Park and Ride will allow the service to expand to Timberlea and Hubley.

The Park and Ride will be located on a new parcel of approximately 2.5 acres, to be subdivided from 3284 St. Margarets Bay Road (PID 41031386) and purchased by HRM from the Canadian National Baptist Convention. The Park and Ride will include approximately 50 parking spaces, accessed from the existing church driveway. Buses will use a new driveway, located opposite Grebe Avenue. The only proposed structure is a glass bus shelter of approximately 6 x 16 feet.

Watershed Advisory Board

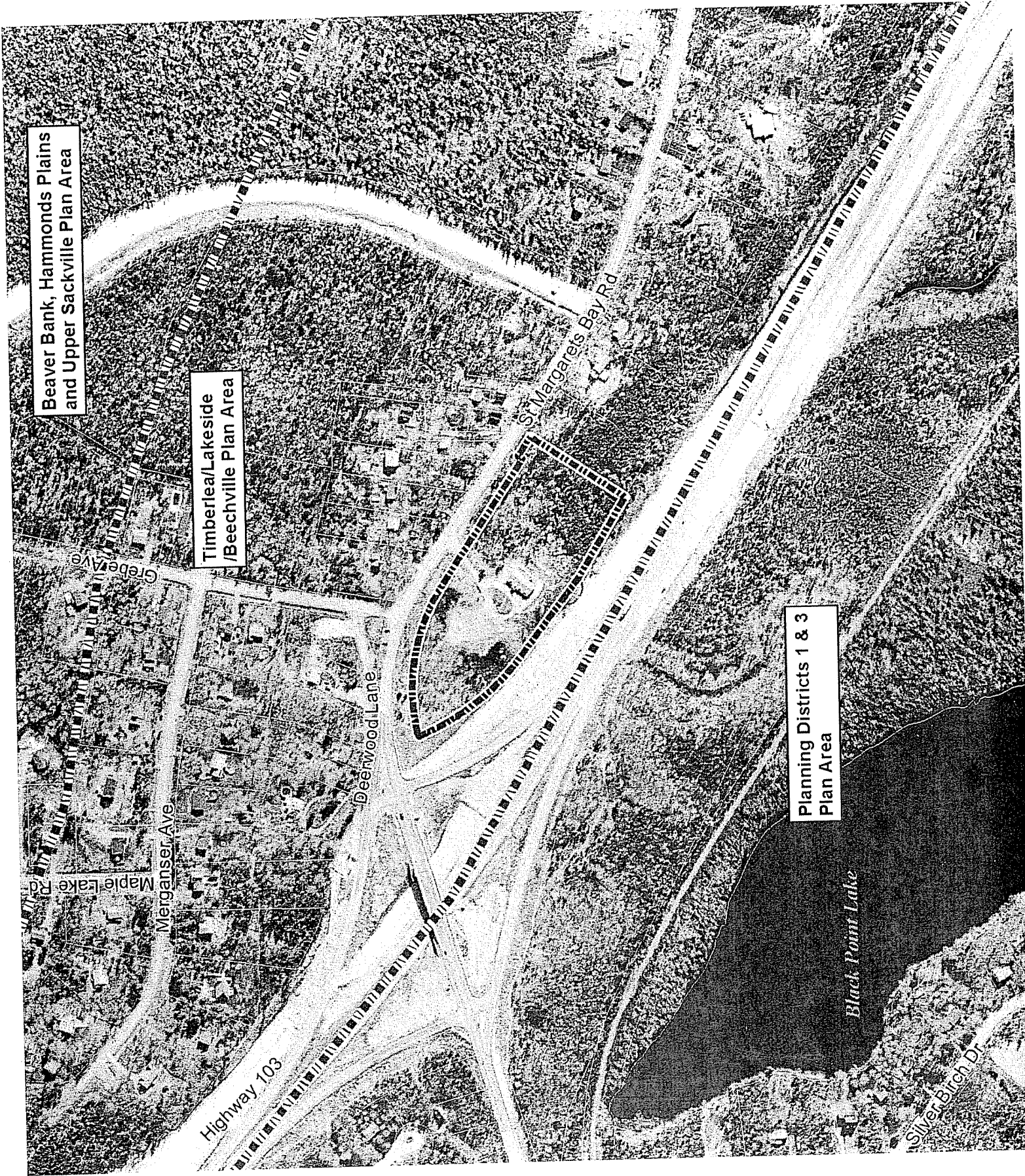
Pursuant to the Board's terms of reference, the Board's input with respect to the potential impact of this development on freshwater resources is requested. HWAB's recommendation and specific comments will be included in the staff report to Council.

In matters of interest to HWAB, staff wish to point out the following features of the proposal:

- The wetlands on the property were delineated by Strum Environmental in August 2010, and are represented on the site plan and preliminary stormwater plan.
- The outlet from the western wetland (along the rock wall beside Highway 103) is labeled as a 'stream' on the plans; however, this outlet was inspected by Nova Scotia Environment on April 5, 2011, and Nova Scotia Environment does not consider the outlet of this wetland to be a natural watercourse. Therefore, the wetlands are not contiguous with a natural body of water, and the Land Use By-law's 20 metre watercourse buffer does not apply.
- The preliminary stormwater management plan is conceptual, but generally proposes that stormwater from paved surfaces be collected and discharged at one point.

Attachments

- Air Photo
- Site Plan
- Preliminary Stormwater Management Plan



Beaver Bank, Hammonds Plains
and Upper Sackville Plan Area

Timberlea/Lakeside
/Beechville Plan Area

Planning Districts 1 & 3
Plan Area

Gebel Ave

Maple Lake Rd

Merganser Ave

Deerwood Lane

St. Margaret's Bay Rd

Highway 103

Black Point Lake

Silver Birch Dr