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## Western Region Community Council

**TO:** Western Region Community Council

**SUBMITTED BY:** Krista Dickson  
for Ellinor Williams, Chair, Halifax Watershed Advisory Board

**DATE:** March 17, 2011

**SUBJECT:** Case 16559: Development Agreement, Granite Cove Drive, Hubley

### ORIGIN

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

### RECOMMENDATION

In considering this application, Halifax Watershed Advisory Board recommends:

1. Every effort be made to ensure that there is no infiltration of septic discharges into the wells.
2. The condo corporation be required to have the drinking water tested every six months for coliform and e-coli.
3. The condo corporation be required to prepare a waste water management plan to include a provision that septic tanks are pumped out on a regular basis with copies of reports sent to the HWAB.
4. Water meters be placed on individual houses for monitoring purposes.
5. If a storm water management system using end pipe devices is installed, storm water quality should be monitored and copies of reports sent to the HWAB.
6. A lake water monitoring program be set up to ensure that there are no negative impacts on the lake from this development. Water should be tested every three months for one year before and five years after development, for:
  - coliforms
  - suspended solids
  - phosphorous (to the microgram level)
  - dissolved oxygen
  - pH
7. All storm water run-off be directed away from the lake.
8. If possible, any increase in storm water run-off be retained on-site, especially at times of peak flow.

(rec.'s cont.'d)

9. Every effort be made to ensure that there is no negative effect on the amount of water feeding into the wetlands.
10. Some method of oil removal be incorporated into the storm water management system.
11. Any oil tanks be double-walled.
12. The Development Agreement encourage building to LEED standards in order to reduce the amount of water consumption.
13. Consideration be given to the provision of a dry hydrant on site.

### **BACKGROUND**

At the January 19, 2011 meeting of the Halifax Watershed Advisory Board, staff presented the application by Sunrose Land Use Consulting for the lands of Three Brooks Development Corporation Limited for a development agreement for a Classic Open Space Design development consisting of 25 residential units off Granite Cove Drive, Hubley.

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

### **DISCUSSION**

The Board was very pleased with level of detail of the information provided in the documentation and presentation of this Phase One Classic Open Space Design.

Members were glad to see that 60% of the site will be left as green space and that the 20 metre buffer around wetlands adjacent to water-bodies was being respected; also, that a wetland study has been undertaken.

The Board requests that, when the staff report is submitted to 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.

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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: Ellinor Williams, Chair, Halifax Watershed Advisory Board

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