
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

Maple Lake Rd

Grebe Ave

Merganser Ave

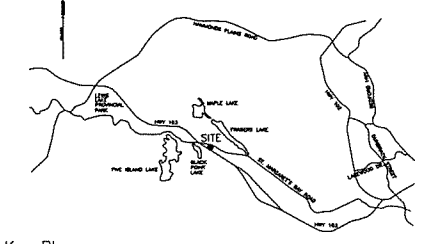
Highway 103

Deerwood Lane

St Margarets Bay Rd

Black Point Lake

Silver Birch Dr



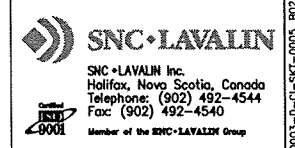
Key Plan
NTS

EXISTING	PLAN LEGEND	PROPOSED
△ NSM	N.S. COORDINATE MONUMENT	
△ PT NO	SURVEY CONTROL POINT	
○ IS	FOUND SURVEY MARKER	
○ IB	FOUND IRON BAR	
○ IP	FOUND IRON PIPE	
○ IW	WATERWALVE	
○ FH	FIRE HYDRANT	
○ UPG	UTILITY POLE AND GUY WIRE	
○ S	SIGN ON POST	
— x — x —	FENCE	
— RW — RW —	RETAINING WALL	
— C — C —	CONCRETE CURB	
— S — S —	STREET LINE	
— B — B —	CONSTRUCTION BASELINE	
— CM — CM —	COMBINED MANHOLE & PIPE	
— SM — SM —	STORM MANHOLE & PIPE	
— SMH — SMH —	SANITARY MANHOLE & PIPE	
— CB — CB —	CATCHBASIN	
— G — G —	GAS MAIN	
— CS — CS —	CONCRETE SURFACE	
— AS — AS —	ASPHALT SURFACE	
— EG — EG —	EDGE OF GRAVEL SURFACE	
— W — W —	WATERMAIN	
— T — T —	TREE	
— S — S —	SHRUB	
— A — A —	APPROX DRIVEWAY CUTS	
— L — L —	LIMITS OF CONSTRUCTION	

- NOTES**
- SITE PLAN NOT CONSIDERING THE PLANTING OF TREES IN DISTURBED AREAS.
 - ALL DISTURBED AREAS TO BE TOPSOILED AND SODDED.

NOT FOR CONSTRUCTION

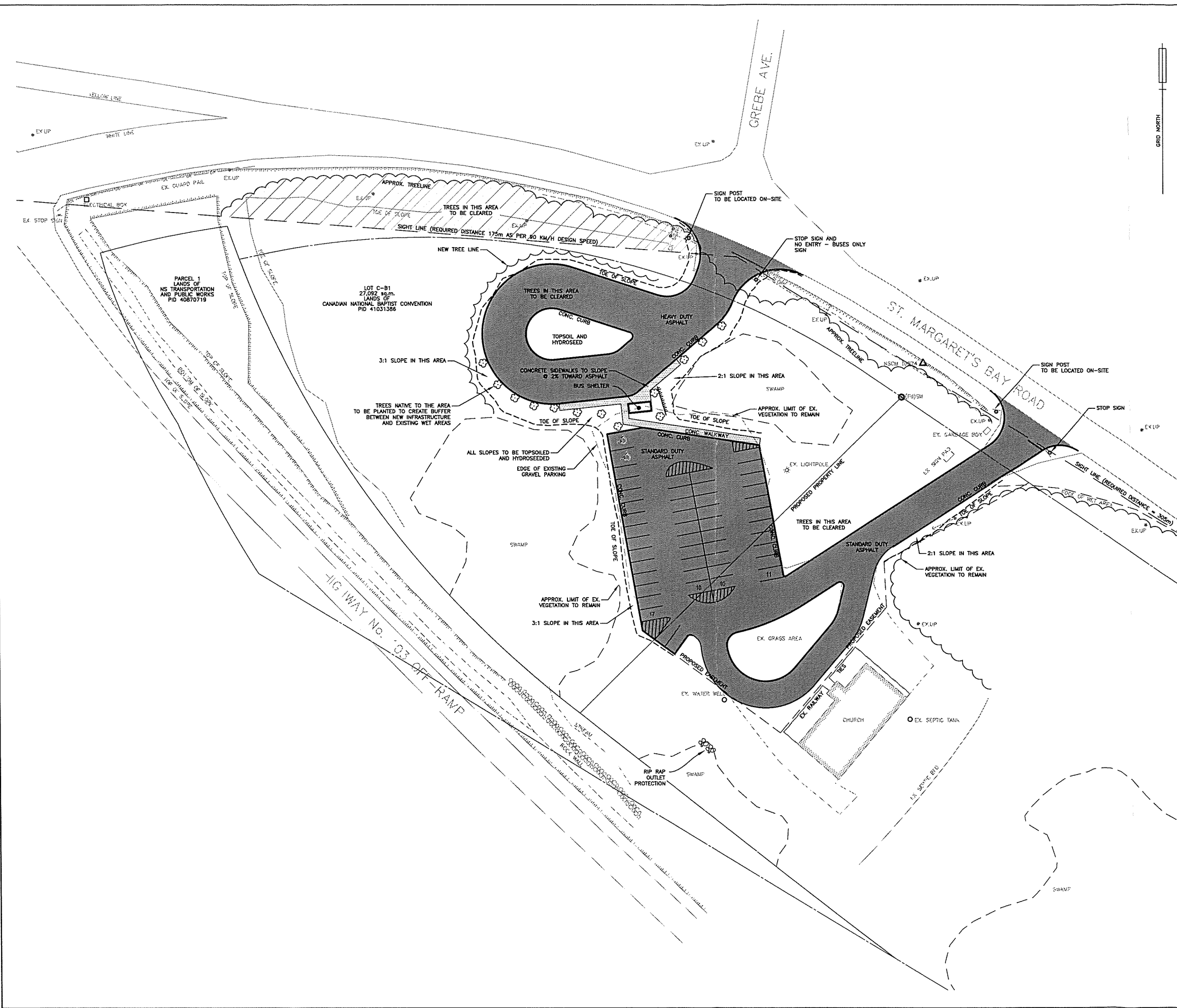
No.	Date (mm-yy)	Revision	Description	App'd

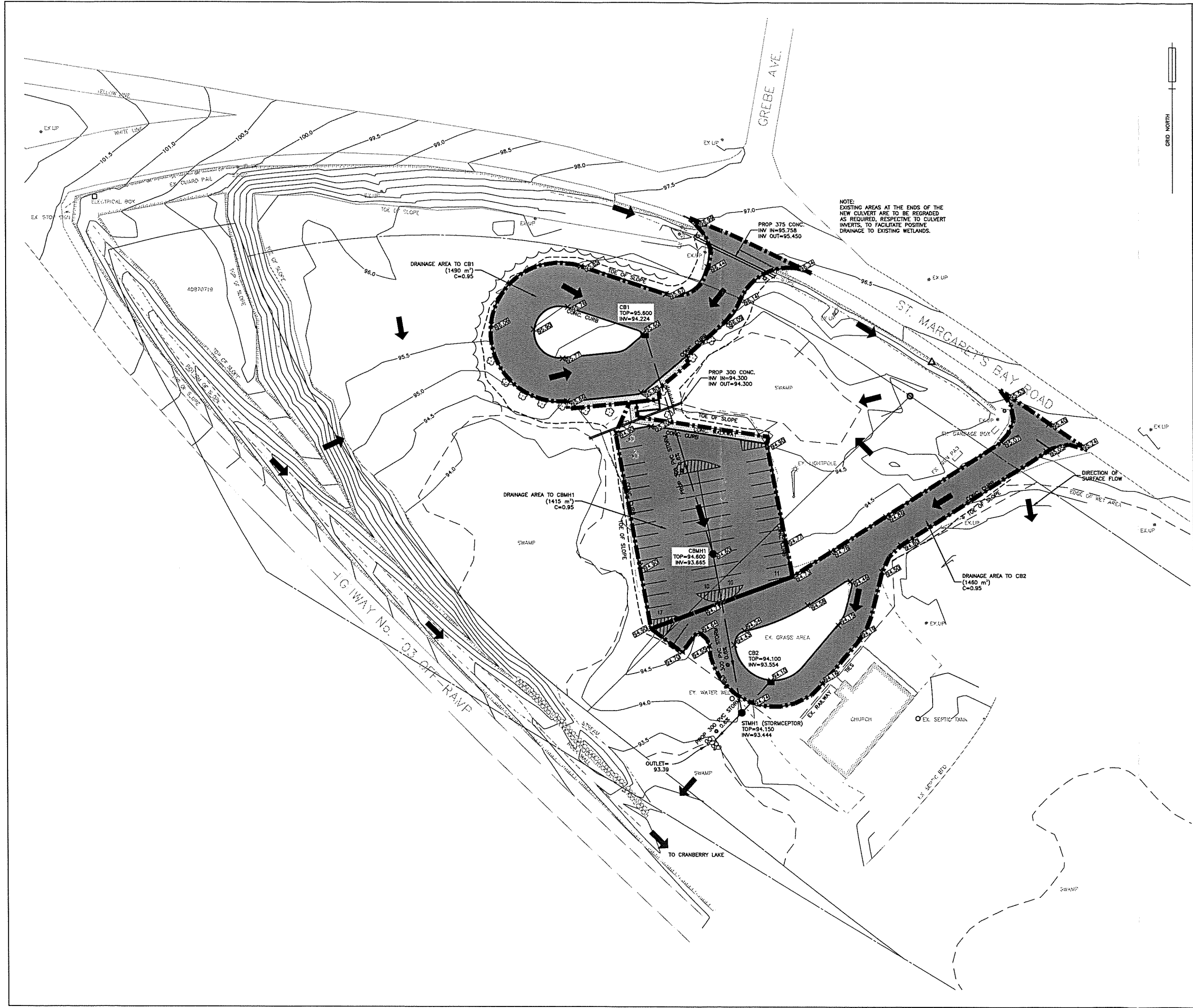


RURAL EXPRESS PARK & RIDE
HUBLEY, NOVA SCOTIA

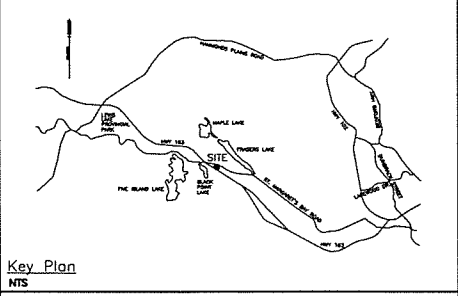
SITE PLAN

Date	2011-02-03	Drawn	AB	Project No.	020729
Scale	1:400	Engineer	BL	Plan No.	CSK05
Reference	Approved			HRM No.	
Surveyed	Sheet				





NOTE:
EXISTING AREAS AT THE ENDS OF THE
NEW CULVERT ARE TO BE REGRADED
AS REQUIRED, RESPECTIVE TO CULVERT
INVERTS, TO FACILITATE POSITIVE
DRAINAGE TO EXISTING WETLANDS.



PLAN LEGEND	
EXISTING	PROPOSED
△ NSM	N.S. COORDINATE MONUMENT
△ FT NO	SURVEY CONTROL POINT
○	FOUND SURVEY MARKER
○ IB	FOUND IRON BAR
○ IP	FOUND IRON PIPE
○	WATERVALVE
○	FIRE HYDRANT
○	UTILITY POLE AND GUY WIRE
○	SIGN ON POST
---	FENCE
---	RETAINING WALL
---	CONCRETE CURB
---	STREET LINE
---	CONSTRUCTION BASELINE
---	COMBINED MANHOLE & PIPE
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---	CATCHBASIN
---	GAS MAIN
---	CONCRETE SURFACE
---	ASPHALT SURFACE
---	EDGE OF GRAVEL SURFACE
---	WATERMAIN
○	TREE
○	SHRUB
---	APPROX DRIVEWAY CUTS
---	LIMITS OF CONSTRUCTION

NOT FOR CONSTRUCTION

No.	Date (mm-dd-yy)	Revision	Description	App'd



RURAL EXPRESS PARK & RIDE
HUBLEY, NOVA SCOTIA

PRELIMINARY STORM PLAN

Date	2011-02-03	Drawn	AB	Project No.	020729
Scale	1:400	Engineer	BL	Plan No.	CSK06
Reference	Approved			HRM No.	
Surveyed	Sheet				

File No. 020729-0003-SKT-000L_B02
 Sheet 01
 2011/Feb/06, 1:12pm