

TO: North West Community Council

SUBMITTED BY: _____
Dr. Wayne Stobo, Chair, Halifax Watershed Advisory Board

DATE: June 18, 2004

SUBJECT: **Case 00623 - Application by Terrain Group to amend the development agreement For the Superstore, 745 Sackville Drive to permit the development of a gas bar**

INFORMATION REPORT

ORIGIN

At the 19 May, 2004 Board meeting, Ms. Jill Justason, HRM Planner, presented a proposal from the Terrain Group to amend the development agreement for the Atlantic Superstore, 745 Sackville Drive, to permit the development of a gas bar and a seasonal garden centre in the existing parking lot.

The Watershed Advisory Board appreciates this opportunity to review the Atlantic Superstore Application and to make the following recommendations which are related specifically to the protection of the watershed and the natural environment. Related to this application, the Board's interest is related to potential impact on the Little Sackville River (LSR).

RECOMMENDATIONS:

- 1) Policy LSR-4 of the Sackville MPS states, "*HRM shall seek ways to mitigate any negative impacts of runoff and Stormwater from existing development on surface water resources...*", and in section 7.1.1: Pervious Surface expands on this objective "*...to limit impervious surfaces to no more than 25% of the gross area of the proposed development.....efforts should be concentrated on simply reducing the existing amount of*

Halifax Watershed Advisory Board Recommendations:

Case 00623 - Application by Terrain Group RE:

Gas Bar at 745 Sackville Drive

NORTH WEST COMMUNITY COUNCIL - 2 -

impervious surfaces". The Board supports this objective and recommends that as much as possible of the existing pavement be removed to allow for ground water recharge to meet the 25% limit.

- 2) Policy LSR-6, section 7.1.3: Stormwater Management, states "...*there will be a need for stormwater to be controlled to remove sediments and phosphorous.... opportunities to incorporate stormwater management techniques at the redevelopment or reconstruction phases of projects, is important.*" Water retention and storm surge is an ongoing problem for the LSR, thus the Board recommends that a Stormwater Management Plan be developed regulate stormwater flow rates into the LSR at pre-development levels, and storm water be treated to prevent pollution from entering the LSR (see below).
- 3) The Board recommends that an oil/ grit separator be installed to process the stormwater runoff from the new gas bar and garden centre. But in addition, the Board recommends that the oil/grit separator be of sufficient capacity to process the stormwater runoff from the entire 8.5 acre site of the Superstore. The oil/ grit separator should be equipped with a hydrocarbon alarm and all manufacturers recommendations for servicing, cleaning and maintenance be followed. Copies of the maintenance reports should be forwarded to HRM and the Board for review.
- 4) The Board recommends that the stormwater water quality parameters be tested regularly to ensure contaminants in the stormwater are within CCME aquatic life guidelines, with provisions in the Development Agreement to ensure the proponent will mitigate when contaminant levels exceed CCME guidelines. Testing should be conducted at least quarterly; testing conducted during the quarter during which the garden centre is open should be done mid-way through that season to ensure any contaminants originating from the garden centre are monitored. Water samples from the site could be collected at the point where the stormwater from the site enters the LSR; the water quality of the LSR above this entry point should also be tested for comparative value.
- 5) The Board agrees with the proponent's intent to construct a look-off and associated pathways, and with their intent to plant trees and increase the landscaping of the site.
- 6) The Board recommends the construction of a berm or planting of a tree hedge to stop litter from blowing off the site and collecting in the ditches along Old Beaver Bank Road.
- 7) The Board recommends that the Sackville Secondary Planning Strategy be followed for this site.
- 8) The Board recommends that a separate stormwater collection system with oil/grit separation capabilities be installed to collect any petroleum product leakage immediately next to the pumps.
- 9) The Board recommends that HRM and the Proponent work together to redesign the

stormwater outfall (across from the present KFC) from the site into the LSR, in order to control flow rates and reduce erosion.

- 10) The Board agrees with the over sizing of stormwater pipes, catch basin control devices and culverts and other concrete pipes on site to handle unexpectedly large runoff events.

BACKGROUND:

The new gas bar and garden centre will be at the southern end of the present parking lot of the 8.5 acre Superstore site on Sackville Drive, Sackville. The new gas bar will consist of a kiosk of 350 square feet, underground storage tanks, four fuel delivery islands. The seasonal garden centre will be a temporary structure, of 8,000 square feet, set up in the parking lot area. Both the gas bar and garden centre will be within 200 feet of the Little Sackville River. The proponent intends that the stormwater from the gas bar and garden centre will be collected in the existing stormwater collection system for the parking lot of the Superstore, and thus be discharged directly into the river.

The Little Sackville River is over 11 kilometres long and is the biggest tributary to the Sackville River. The LSR is the very important natural feature of Sackville and is habitat to over 13 species of fish. The LSR is prime Atlantic Salmon spawning and rearing habitat as well as other inland species habitat that are threatened by siltation, urban runoff, and loss of floodplain and riparian buffer.

The streambed has been cleaned through the use of habitat improvement devices and spawning trout and salmon have been noted in the river annually since the late 1990s. Fish and invertebrate surveys have found young-of -the-year salmon and trout, and a diversity of insects. Water quality has improved but needs more work. Stormwater runoff from parking lots and roadways continues to carry litter and chemicals into the stream. Developers are being encouraged to enhance conservation of the LSR in many ways, one of which is to encourage the use of storm drain sediment traps to remove debris and possibly some of the chemicals before surface runoff reaches the brook. The river is showing signs of recovery with improved quality of physical and chemical parameters. This "engine" of the Sackville River will require careful management and protection to build on this fledgling recovery process.

Additional copies of this report, and information on its status, can be obtained by contacting Sheilagh Edmonds, Legislative Assistant, Office of the Municipal Clerk at 490-6520.
--