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TO: North West Community Council

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

DATE: 15 September, 2004.

SUBJECT: Case 00676 - Application by Paul Roma to permit a single family home within 100 feet of the Little Sackville River by development agreement.

INFORMATION REPORT

ORIGIN:

On 21 July, 2004, the Board reviewed the concept plan by Paul Roma for a single family home proposed for lot PID#400114664 located at 10 Riverside Drive in Sackville. The home is proposed to be built on lands adjacent to the Little Sackville River and its flood plain and only permitted by development agreement.

A brief summary of the proposal is as follows: A single family home on a lot of approximately 1086 m squared, driveway to be from Riverside Drive as well as piped water and sewage. The lot is as a result of infill and is not in a natural state. The building setback is 50 feet back from Little Sackville River and the house will be outside of the floodplain.

RECOMMENDATIONS:

The Watershed Advisory Board appreciates the opportunity to review the information provided by Andrew Bone, Planner about this proposal. The primary concerns of the Board are to protect the natural environment and its watersheds from the potential impacts of unsustainable development.

- 1) The Board recommends that there be no change of grade or removal of vegetation from the flood plain that overlaps the lot, (except for minor landscaping improvements).

- 2) The flood plain portion of the lot (north end) be acquired by HRM so as to place this valuable flood plain land in public ownership.
- 3) No outbuildings to be built in back of the house (e.g. garage) without comment from the Board. All auxiliary buildings to be restricted to the eastern side of the lot (as far as possible from the river) and not within a 15 meter buffer from the normal highwater mark of the LSR and 10 meters of the north end of the lot or within the 1/100 year flood plain.
- 4) Due to proximity to the LSR and its floodplain, electric heat should be required so that no oil tank be required for heat.
- 5) That a sedimentation and erosion control plan be developed for proposal and reviewed by the Board.
- 6) Remove as much as possible construction debris that is onsite, especially piles of asphalt and concrete. (DO NOT BURY ON SITE)

BACKGROUND:

Paul Roma has submitted a proposal for a single family home to be built next to the Little Sackville River for lot PID#400114664 located at 10 Riverside Drive in Sackville. The home is proposed to be built on lands adjacent to the Little Sackville River and its flood plain and only permitted by development agreement.

A single family home on a lot of approximately 1086 m squared, driveway to be from Riverside Drive as well as piped water and sewage. The lot is as a result of infill and is not in a natural state.

The building setback is 50 feet back from Little Sackville River and the house will be outside of the floodplain.