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TO: Chebucto Community Council

SUBMITTED BY: for Wayne Stobo, Chair, Halifax Watershed Advisory Board

DATE: 20th April, 2005

SUBJECT **Recommendations - Case 00143: Municipal Planning Strategy Amendment and Rezoning, Williams Lake Road lands.**

ORIGIN:

At the 16th March, 2005 meeting of the Halifax Watershed Advisory Board, Mr. Paul Sampson, Planner, presented an application to redesignate and rezone lands on Williams Lake Road, Halifax to Low Density Residential /R-1 (Single Family Dwelling) and Major Community Open Space/P (Park and Institutional). The majority of these lands are currently zoned R-2 (Two Family Dwelling) and a small portion, P (Park and Institutional).

RECOMMENDATIONS:

The Halifax Watershed Advisory Board does not oppose the proposed redesignation and rezoning of the Williams Lake Road lands. Although the information provided was at a preliminary, concept planning stage, the Board appreciates the opportunity to review this application and makes the following recommendations pertaining to the protection of the watershed and the natural environment - which are our primary concern:

1. In order to achieve the stated proponent's goal: "*To ensure water quality on and leaving the site remain equal to that of the existing water on the site, and that it is suitable for public health and aesthetic uses,*" it is necessary to have baseline water quality information. The Board therefore recommends that a baseline water study be completed. Further monitoring should be undertaken quarterly during development and for a period of at least three years after completion of construction.

   Water sample testing should cover all the parameters listed in the Rapid Chemical Analysis program (RCAp) and, in addition:

   - Total Phosphorous - to the microgram/litre level (This can only be done, in the Halifax area, by the lab at the QEII)

- Total Nitrogen

Samples should be taken at the culvert leading from the final settling pond to Williams Lake.

The results of these studies should be submitted to both HRM and the Watershed Advisory Board. If water quality degradation is observed, the developer should be required to take remedial action.

2. The Board recommends that the final, detailed version of the Storm water Management and Erosion Control Plan for this site, designed by a registered professional engineer, be provided to the Board for review and comment.

3. The Board endorses the development of engineered wetlands.

4. The Board recommends that an oil/grit separator be placed at the inlet of the new engineered wetland (rather than the outlet).

5. The Board recommends that run-off from the soccer field and parking lot be directed into the wetlands system as far upstream as possible in order to reduce the amount of fertilizer, pesticides and other contaminants entering Williams Lake.

6. The Board recommends that as much of the brook as possible be exposed to daylight - as opposed to being enclosed in culverts. Where culverts cannot be avoided, these should be designed to accommodate fish passage. If it is proposed that the brook be directed under the soccer field in a culvert, the Board recommends that it be rerouted around it on the South side.

7. Due to the potential impact of blasting on wells, the Board recommends that the two wells supplying drinking water to local residents, which are situated close to this proposed area of development, be tested for quality and quantity both before and after the proposed blasting operations take place.

BACKGROUND:

The proponent seeking these rezonings proposes the development of 70 single-family lots, on the Williams Lake Road site. A sports field, parking area, trails and associated park facilities are also being planned and all remaining HRM parkland will be set aside for park use. The proposal is in keeping with the community based planning process which was approved in principle by the Chebucto Community Council in 2000.

The Watershed Advisory Board was pleased to note that efforts appear to be planned to restore natural run-off patterns and to protect natural watercourses through the establishment of vegetated buffer zones and engineered wetlands. It is also planned to make all houses and sites subject to environmental site controls and protective covenants.