

## HRM Regional Council

TO: HRM Regional Council

SUBMITTED BY: Shilagh Edmunds  
for Dr. Wayne Stobo, Chair, Halifax Watershed Advisory Board

DATE: 19th October, 2005.

SUBJECT: **Case 00617 – Aerotech Business Park.**

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### INFORMATION REPORT

#### ORIGIN:

On 20th July, 2005, the application initiated by HRM Real Property and Asset Management related to the Aerotech Business Park and lands surrounding the airport, including privately held commercial lands was presented to the Board by HRM planner, Andrew Bone. The proposal would require changes to the Municipal Planning Strategy and Land Use By-law for Shubenacadie Lakes (Planning Districts 14/17).

The Board was asked specifically to comment on the following three issues:

1. The new uses to be permitted in the Aerotech Business Park area.
2. The changes to the proposed watersheds for Bennery Lake and Lake Major.
3. The creation of a conservation zone south of Aerotech Business Park.

The Board also considered ancillary issues associated with potential environmental impacts of the proposed changes.

#### RECOMMENDATIONS:

The Watershed Advisory Board appreciates this opportunity to review this proposal and to make the following recommendations which are related specifically to the protection of the watershed and the natural environment. The board felt that it could only comment in a general way on this proposal since there was insufficient detailed information for evaluation of mitigative measures to protect the environment from development impact.

#### Part I: Board comment on the three issues specified in the submission.

- A. The Board did not have any specific issues, and thus no specific recommendations, in regard to the intent to expand the potential uses of the Aerotech Business Park.

- B. The Board supports the intent to re-draw the watershed boundaries for Bennery Lake and Lake Major to take into account the improved information available on the boundaries of those watersheds.
- C. The Board also supports the intent to create a conservation zone south of the Aerotech Business Park.

The Board would appreciate the opportunity to comment further on the specifics of individual development plans within the Aerotech Business Park, as well as on the boundaries and planned uses for the conservation zone to be created.

Associated and generic comments on environmental/watershed protection are provided in Part II below.

Part II: Board generic recommendations for this development area.

1. The Board recommends that the definition of 'watercourse' used in documentation related to this development area include wetlands as a watercourse.
2. The Board recommends that any construction activity in areas of pyritic slate be required to adhere to the Provincial requirements related to excavation, handling and disposal.
3. The Board does not consider that creation of a golf course in the Bennery Lake watershed area to be environmentally friendly as it will degrade the level of protection of the water quality of the lake that is normally associated with undisturbed terrain.
4. Related to the Sewage Treatment Plant (STP) within the Aerotech Business Park area, the Board has concern with the existing level of treatment. Although the Board realizes that the STP is under Provincial jurisdiction, the impact of effluent entering the Shubenacadie water system will become an HRM responsibility. The Board recommends that HRM enter into discussion with Provincial authorities to discourage any further expansion of the Aerotech Business Park until the treatment is raised to the tertiary level. In addition, the receiving waters should have a minimum dilution ratio of 5:1, the Provincial guideline.
5. The Board recommends that in developing the Aerotech Business Park, that development proposals be required to respect the Board's guideline for a buffer strip to protect watercourses and wetlands; i.e. "a buffer strip of natural undisturbed vegetation should be provided adjacent to the ordinary high water mark on any watercourse and be a minimum of 30 metres wide on each side."

**BACKGROUND:**

HRM Real Property Management staff have prepared a comprehensive document outlining the rationale and the intent related to expanding the functionality of the

Aerotech Business Park, the value of re-drafting the watershed boundaries, and creating a conservation area. The details of each component of this development have not yet been completed; as such this proposal is more of a concept plan than one for which detailed recommendations for environmental impact mitigation can be formulated.