

TO: North West Community Council

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

DATE: May, 2005

SUBJECT: **Case 00730: Application to Consider an Amendment to the Existing Development Agreement for Metric Framing, 477 Cobequid Road**

ORIGIN

At the 16 March, 2005 meeting of the Halifax Watershed Advisory Board, Mr. Andrew Bone, HRM Planner, presented an amendment to the existing development agreement to permit the expansion of the existing 10,000 sq. ft. building on this site by adding a 16,000 sq. ft. addition.

RECOMMENDATIONS

The primary concerns of the Watershed Advisory Board are to protect the watershed and the natural environment. The Board appreciates the opportunity to review this application and comment on its possible effect on the nearby Sucker Brook which is an important White Sucker spawning habitat. Gaspereau also use it as migratory route to and from First Lake.

1. The Board recommends that all stormwater run-off from the site be directed to a sedimentation and filtration holding pond to remove sediments and phosphorous before discharging into the buffer zone. The pond should have the capacity to handle least the 1-in-two year storm event for the site.
2. In order to encourage water infiltration, the Board recommends that the travel areas on the site should not be covered with an impervious surface, but if the site is ever fully paved, an oil/grit separator equipped with a hydrocarbon alarm should be installed. All manufacturers' recommendations for serving, cleaning and maintenance should be followed and records should be forwarded to HRM and the Board for review, on an annual basis.
3. The Board recommends that a Stormwater Management and Erosion Control Plan be prepared by a Professional Engineer to ensure that current run-off rates are not exceeded.
4. The Board recommends that if an outdoor oil tank is installed anywhere on the site, it be placed in a spill proof containment area and that an appropriate alarm system be installed to give alarm if an oil spill occurs.

5. The Board recommends that the quality of the water in Sucker Brook should be tested above and below the site for a 3-year period. The stormwater quality should be tested for total suspended solids and petroleum hydrocarbons. If water quality degradation is observed, the developer should be required to take remedial action
6. In view of the commercial/industrial nature of this site, the Board recommends that a buffer of undisturbed vegetation or a landscaped berm be installed along its sides to encourage the run-off to percolate into the ground.
7. When the size of the bed of the present septic system is increased, the Board recommends that any modifications comply with the NSEL regulations for septic fields, and the system should be tested annually for 3 years after full build-out to ensure that is operating correctly.
8. The Board would like to see the 30m buffer to Sucker Brook be turned over to the Halifax Regional Municipality to ensure its it is protected and preserved as an undisturbed area.

BACKGROUND:

The 6 acre at 477 Cobequid Road, Sackville, (PID # 40296931) is located adjacent to Sucker Brook. The site has city water but uses on site sewage disposal.

c: Andrew Bone, Planner