

North West Community Council
September 23, 2008

TO: Chair and Members of the North West Community Council

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

DATE: July 16, 2008

SUBJECT: Case 01147 Phase 2 Twin Brooks Development

ORIGIN

At the 21 May, 2008 meeting of the Halifax Watershed Advisory Board, Leticia Smillie, Planner-Community Development, discussed the rezoning or the development through a Development Agreement, of the subject property. Nick Pryce of Terrain Group presented further information and answered questions from the Board.

RECOMMENDATIONS:

The Board recommends that Council adopt the recommendations as set out in Attachment "A" of this report.

BACKGROUND

Twin Brooks (Phase 2) residential development is located at 1409 Sackville Drive, HRM next to Millwood Sub-division. The development consists of approximately 14 ha, proposed to have 195 units, 438 people. These homes will be fully serviced with water and sewer. There will be a small park of .4 ha. The site is an old golf course made up of a fully cleared site with rolling drumlins and a small unnamed brook flowing north south through the site.

DISCUSSION

Several years ago, an erosion and sedimentation bond was required for the Morris Lake Development in Dartmouth that resulted in a great reduction of sediment runoff.

BUDGET IMPLICATIONS

Implications to any Financial Management Policies or Business Plans associated with the recommendations have not been identified. Any associated implications would need to be determined by HRM staff and disclosed to Regional Council in a subsequent report.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

None associated with this report.

ATTACHMENTS

Attachment A

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Barbara Coleman, Legislative Assistant

Attachment "A"

1. As per our guidelines, the Board recommends a buffer of at least 30 metres be maintained around all watercourses. This buffer should be in HRM ownership.
2. An oil/grit separator be installed in the storm drain before it enters the management/ retention pond.
3. The storm management / retention pond be sized to contain the run off from the site during a 1:100 year storm.
4. A flow control system be installed to allow discharge from the management/ retention pond at a rate equal to the pre-development run off rate from the entire site. This will allow for increased ground water recharge and slow storm surge in the brook.
5. There should be no direct discharge of stormwater into the brook. The discharge from the management / retention pond piped through the berm, should then be dispersed and allowed to flow overland before reaching the brook.
6. A bond of at least \$10,000.00 in favour of HRM should be required per individual lot as a preventative measure to cover the remediation costs of any sediment leaving each lot and impacting upon the brook.
7. On site storage for sewage should be installed to control the rate of sewage leaving this development so as to reduce sewage overflows into local watercourses. At present after major rain events, the sanitary sewer overflows into the Sackville and Little Sackville Rivers.
8. Homes in this development be equipped with water conservation technologies to reduce water usage and encourage water conservation.
9. Where stream crossing are required for trail construction, bridges or open bottom culverts be built to allow for fish passage.
10. That pre/post construction water quality monitoring be conducted. The sample locations are above and below the site. Tests should be made three times a year (spring, summer and fall) before construction starts and for three years after construction. The water samples should be for:
 - < Coliforms
 - < Suspended solids
 - < Phosphorus (to the microgram level)
 - < Dissolved oxygen
 - < pH
 - < Sampling results should be provided to HRM Manager of Environmental Performance (water) ad copied to HWAB
11. The Board requests that when a Sedimentation and Erosion plan is finalized, it be presented to the Board for comment.