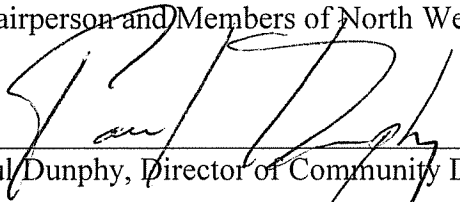




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**North West Community Council**  
**March 22, 2007**

**TO:** Chairperson and Members of North West Community Council

**SUBMITTED BY:**   
Paul Dunphy, Director of Community Development

**DATE:** January 11, 2007

**SUBJECT:** **Policy P-71 - Beaver Bank, Hammonds Plains and Upper Sackville  
Municipal Planning Strategy**

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### **INFORMATION REPORT**

#### **ORIGIN:**

At the June 18, 2002 meeting of the North West Community Council, Council requested a staff response as to how Policy P-71 of the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy was to be implemented.

#### **BACKGROUND:**

Policy P-71 of the Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville is as follows:

“P-71 With regard to the environmental sensitivity of Springfield Lake, it shall be the intention of Council to take additional measures to protect the lake by establishing the watershed of Springfield Lake as a priority area for storm drainage master planning as outlined in Appendix PA of the "Province of Nova Scotia, Municipality of the County of Halifax Recommendations and Stormwater Policy" prepared by Halifax County Storm Drainage Task Force. In order to minimize the impact of stormwater upon the natural and manmade environment until such time as the Master Plan is prepared, it shall be the intention of Council to require storm drainage information and design for subdivision and development within the designation, to ensure compliance with municipal policies and criteria.”

In recognition of the sensitivity of Springfield Lake to stormwater runoff, this policy was adopted to reduce the effects of future development within the watershed. The intent of the policy is to

require additional measures to protect the Springfield Lake watershed and identifies the area as a priority for storm drainage master planning.

**DISCUSSION:**

HRM commissioned the region-wide Water Resource Management Study which was completed in the fall of 2003. This study led to the creation of Stormwater Management Guidelines for HRM which establish best practices to minimize the adverse effects of development. In addition to the Guidelines, Policy SU-28 of the Regional Plan calls for the preparation of a Stormwater Management Functional Plan which will address in further detail appropriate designs and practices for the handling of stormwater. These measures will be implemented using a variety of tools such as the Municipal Service Systems Specification document, HRM's operational and administrative programs and land use policies and regulations.

The Springfield Lake area is near the future Middle Sackville Suburban Local Centre identified in the Regional Plan. Secondary planning processes will be used to plan the centres. As a component of the secondary planning process, a full watershed study, consistent with Policy E-17 of the Regional Plan, will be necessary. The study will recommend strategies to adapt the Stormwater Management Guidelines and Functional Plan to the specific needs of this watershed. The timetable for the secondary planning exercise for this area has not yet been established.

**BUDGET IMPLICATIONS:**

There are no budget implications at this time. Options involving capital work will be brought forth to Regional Council for future decision.

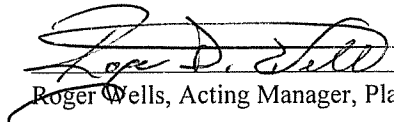
**FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:**

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.

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Leticia Smillie, Planner, Community Development, 876-4747

Report Approved by:

  
Roger Wells, Acting Manager, Planning Services, 490-4373