

Chebucto Community Council
April 2, 2012

TO: Chair and Members of Chebucto Community Council

SUBMITTED BY: Krista Vining
Ms. Ellinor Williams, Chair of Halifax Watershed Advisory Board

DATE: January 26, 2012

SUBJECT: Case 17330, Stage II Development Agreement, Block C, Washmill
Lake Drive

ORIGIN

The Halifax Watershed Advisory Board January 18, 2012 meeting.

RECOMMENDATION

In considering the application of Case 17330 the Halifax Watershed Advisory Board recommends that:

1. Further sampling of surface water quality be undertaken to establish the background condition of the site (currently based on a single monitoring event). Sampling results to be forwarded to the HWAB for review.
2. Sampling of storm water run-off during construction and post development be undertaken at least once a week, preferably immediately after precipitation events and particularly when these are preceded by several days of dry weather. The sampling reports should be forwarded to HRM for review and copied to HWAB.
3. Any and all water quality reports, including those not related to sulphide-bearing slate, be copied to HWAB.
4. A post construction maintenance program be established for the catch-basins.
5. HRM be notified whenever any sulphide-bearing slate is moved off-site.
6. When the Nova Scotia Department of Environment report and permit are finalized, a copy of the approved plan be supplied to HRM for the Development Applications file.

BACKGROUND

At the January 18, 2012 meeting of the Halifax Watershed Advisory Committee staff presented an application submitted by Clayton Developments Limited, on behalf of 3256552 Nova Scotia Limited for a Stage II Development Agreement to allow for a 35-unit townhouse development on Block C, Washmill Lake Drive, Clayton Park West Phase 5, Halifax.

Further information can be reviewed in the staff memorandum dated January 10, 2012 and Slate Management Plan Overview prepared by Maritime Testing dated September 27, 2011:

January 10, 2011 Staff Memorandum -

<http://www.halifax.ca/boardscom/documents/Case17330StageIIDABlockCWashmillLakeDr.pdf>

September 27, 2011 Slate Management Plan Overview by Maritime Testing -

<http://www.halifax.ca/boardscom/documents/SlateManagementPlanOverviewpreparedbyMaritimeTestingdatedSept272011.pdf>

DISCUSSION

The Board reviewed the 2010 Concept Plan for the site, Landscape Plan and schematics for site servicing, grading, erosion and sedimentation control, and storm water management.

Representatives of the applicant provided further information on the following:

- the wetlands and wet areas on the site
- the encapsulation of slate fill on-site, including drainage to the storm sewer
- the maintenance of post-construction flows off at pre-construction levels by using catch basins to contain any increased run-off
- Susie's Lake as the eventual receiving water body
- the owner's assumption of responsibility for the drainage system when construction is completed
- the design of the catch basins to serve as oil-grit separators
- the effects of blasting
- the nature of the swales (grassed)

The Board was pleased to note that most of the sulphide-bearing slate disturbed in the course of this development will not leave the site.

BUDGET IMPLICATIONS

Budget Implications of this report will be outlined in detail in a future staff report which will be submitted to Chebucto Community Council together with this report.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

Compliance with the Financial Management Policies/Business Plan will be outlined in detailed in a future staff report which will be submitted to Chebucto Community Council together with this report.

COMMUNITY ENGAGEMENT

The Halifax Watershed Advisory Board is an Advisory Committee to Community Council and Regional Council, and is comprised of eight volunteer citizens and two Councillors.

ALTERNATIVES

None.

ATTACHMENTS

None.

A copy of this report can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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