HALIFAX
REGIONAL MUNICIPALITY

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Western Region Community Council
June 22, 2009

TO: **Western Region Community Council**

SUBMITTED BY: Sheilagh Edmonds
for **A. Ellinor Williams, Chair**
Halifax Watershed Advisory Board

DATE: **June 4, 2009**

SUBJECT: **Case 01178, Development Agreement, Glen Baker Drive, Herring Cove**

ORIGIN

On May 20, 2009, an application by 3093952 Nova Scotia Limited for a Development Agreement to permit a 19 acre, 76 dwelling residential subdivision on Glen Baker Drive off Herring Cove Road was presented to the Halifax Watershed Advisory Board (HWAB) by Brian White, HRM Planner. A previous version of the Development Agreement was reviewed by the Board in November 2008.

RECOMMENDATION

The Board has reviewed the application of a Development Agreement at the Concept Plan stage and recommends that the issues listed in Attachment "A" be addressed in subsequent stages of the planning process.

BACKGROUND

The 19 acre site is located on Glen Baker Drive off Herring Cove Road and is zoned Herring Cove Residential. The site is disturbed from previous construction activity, with large sections cleared and early road construction completed.

The proposal is for a subdivision consisting of 50 single family residential lots and 13 semi-detached residential lots, serviced by municipal water and sewer. 4.55 acres of land will be set aside as permanent conservation land with trail connection to provincial crown lands. A 100 foot buffer is established to a brook on the property and storm water is directed into a retention pond within the conservation land.

DISCUSSION

The primary concern of the Watershed Advisory Board is the protection of the water resource and the natural environment.

The Board is pleased with the incorporation of the 100 foot buffer protecting the brook. It is also pleased that development will be confined to the least critical areas of the site and that lot grading would be to existing topography. Concern about the proximity of Long Pond was alleviated by the assurance that site run-off flows away from Long Lake and towards the retention pond.

The Board is concerned with the storm water retention pond located within the conservation area and requests that has a capacity to handle at least a 1 in 100 year storm. Additionally it requests that in further development phases issues of possible environmental contamination from site run-off through the retention pond be considered (outlined in Appendix "A").

BUDGET IMPLICATIONS

Budget Implications associated with the recommendations have not been identified. Any associated budget implications would need to be determined by HRM staff and disclosed to Regional Council in a subsequent report.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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.

ALTERNATIVES

None suggested.

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

ATTACHMENT "A"

Having reviewed the application of a Development Agreement for a new subdivision on Glen Baker Drive, Herring Cove Road at the concept plan stage the Board recommends that these issues be addressed in subsequent stages of the planning process.

1. The water levels in the retention pond should be monitored to ensure that there is sufficient capacity to handle a 1 in 100 year storm.

2. An oil-grit separator should be installed to provide preliminary treatment of storm water before it is released into the environment

3. The retention pond should be planted with vegetation to aid in hydro-carbon retention and breakdown

4. A dispersal mechanism should be provided at the storm water outfall to prevent soil erosion

5. A back-up power source and emergency holding tank should be attached to the sewage pumping station to prevent contamination of environment during a power outage

6. The water quality of the brook should be tested at before and after construction in accordance with the Water Quality Monitoring Functional Plan guidelines