

North West Community Council  
March 18, 2008

**TO:** North West Community Council

**SUBMITTED BY:** Gail Harnish / for  
Ann Merritt, Chair  
North West Planning Advisory Committee

**RE:** Case 01027 - Development Agreement for Sunset Ridge Subdivision

**DATE:** March 7, 2008

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**ORIGIN**

North West Planning Advisory Committee meeting - March 6, 2008

**RECOMMENDATION**

The North West Planning Advisory Committee recommend that North West Community Council:

1. Move Notice of Motion to consider the proposed development agreement presented as Attachment "A" to the report dated February 18, 2008, and schedule a public hearing;
2. Staff prepare a supplementary report for North West Community Council to respond to the concerns related to schools (capacity and where the children would go); the impact on the sewer system downstream; traffic, street design; and the requirement for architectural standards for townhouses and apartments.
3. Approve the proposed development agreement presented as Attachment "A" of the report dated February 18, 2008, to permit a mix of residential uses and a convenience commercial use in Middle Sackville; and
4. Require that the agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by the Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end.

**ATTACHMENTS**

Staff report dated February 18, 2008

Extract of draft minutes of March 6, 2008 North West Planning Advisory Committee Meeting

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: Gail Harnish, Admin/PAC Coordinator, 490-4937  
Report reviewed by: Ann Merritt, Chair, North West PAC

Extract of draft minutes of March 6, 2008 North West Planning Advisory Committee Meeting

**5.3 CASE 01027 - DEVELOPMENT AGREEMENT FOR SUNSET RIDGE**  
**SUBDIVISION**

Mr. Paul Morgan, Planner, presented the application. He noted that Mr. Rob MacPherson of Armco Capital Inc. was in attendance.

Mr. Morgan noted there is an error in the staff report. There is a statement in the background section indicating that the interchange and connector road are being cost-shared among the three levels of government. Although the Province remains committed to having this project completed by the fall of 2009, a cost-sharing agreement has not been reached at this point. It is expected that a proposal will be brought before Regional Council within the near future.

The following questions/comments were raised and responded to:

Councillor Harvey noted there were a lot of questions raised in the minutes from the public information meeting about schools.

Mr. Morgan advised we now have the formal answer from the Board saying there is not capacity and elementary students would be bussed to where there is capacity. They did not tell us to where.

Councillor Harvey stated if this development proceeds, anybody buying a lot in there should be told their kids will be bussed out of their neighbourhood to go to school.

Councillor Harvey said he liked that there were no driveways along Sackville Drive and that we have a buffer zone.

Councillor Harvey questioned how much of this development could proceed before the interchange is built.

Mr. Morgan advised a maximum of 300 units can go in off one entrance before the development is held up.

It was confirmed for Mr. Hutt that from Millwood Drive down, there is no sidewalk. There is a small strip in the area of Lucasville Road.

Mr. Hutt questioned whether there was any thought given to putting a sidewalk along the highway.

Mr. Morgan said he expected when we did the visioning exercise that we would look at what infrastructure is needed.

Councillor Harvey noted the visioning will take eighteen months and this development will be considered for approval in two months time. He understood this project is outside visioning and is already accounted for in the Regional Plan.

Mr. Morgan advised the Regional Plan did put a few properties in the Service Boundary which allowed a development agreement to be entertained prior to the secondary planning strategy being undertaken.

Mr. Pyle pointed out there will be sidewalk on Road F down to Sackville Drive. He referenced a development behind this called Twin Brooks. As part of that, there will be a four lane intersection that would go to Road F and into Millwood.

In response to Ms. Lowther, Mr. Morgan confirmed it is anticipated there will be a second access onto Margison Drive and that there is a phasing plan attached to the development agreement.

Ms. Lowther expressed concern that sometimes the infrastructure is not there to accommodate development, particularly when you have existing residents having problems. It is a great development as long as the infrastructure supports the size of the development being proposed.

Ms. Alexander questioned why the subdivision was not connected to the Old Sackville Road.

Mr. Morgan noted there is a right-of-way which has to be maintained as an easement for access to the sanitary system. The residents were concerned about additional access over their streets. We did however allow pedestrian access.

Ms. Alexander said she was concerned with the concept of excluding others from using streets. This is an urbanized area.

Ms. Merritt advised there was a traffic calming exercise done on the Old Sackville Road not too long ago because of the amount of traffic. It is a very narrow road and was picking up a lot of traffic from the Lucasville Road. Now there is a stop sign on every corner for almost the entire length of the road.

Ms. Alexander stated she looked for things to be designed to make her life easier and her family safe. The streets in this proposed development are extremely narrow and are narrower than any other street in the area.

Ms. Alexander noted the green space is extremely sloping and may be better used as a hiking trail.

Ms. Merritt indicated there was reference to a left turning lane at the entrance, and questioned what would be there to allow cars turning out of that subdivision to be able to see what is coming around that bend which you cannot do now.

Mr. Morgan responded the turning lane is to allow cars to queue while they are waiting for oncoming traffic to go by.

Ms. Merritt questioned whether the green area is a wetland or if it is sloping.

Mr. Morgan advised there is a good slope to it. It is intended to allow for a trail, and is for more of a passive area.

Ms. Merritt questioned whether there was a proposed timeline on the park and ride facility.

Mr. Morgan noted a presentation was made at a recent North West Community Council meeting which indicated 2009.

Ms. Merritt noted they are talking about no connections to neighbouring streets. She questioned whether it would affect the external traffic patterns on the #1 Highway.

Mr. Morgan responded Sackville Drive is designated as a collector for this area. In addition, there is a connector road to Highway 101.

Ms. Merritt commented people go the shortest route. This will see the traffic from the multiple family houses going through the single family residential streets, which seems contrary to what we normally try to do. She asked about an exit from Road D to the connector road.

Mr. Morgan advised TPW would not allow another access that close to the intersection. It is smarter to put commercial at the entrance so it does not attract traffic into the neighbourhood.

Ms. Merritt noted it was mentioned the density is 17.3 persons per acre (ppa) and the sewer has been sized to accommodate 18 ppa. She also understood there is capacity in the sewer system to accommodate other lands that may be developed as-of-right and to take the Springfield Lake plant off the system at some point.

Mr. Mark McGonnell confirmed this to be the case. Generally speaking, the area we are looking at is relatively small in nature and that line has been sized for a much larger area including the subdivision further out. The direction was given by the Department of the Environment to extend services out because of the treatment plant issues. The 18 ppa is for this site.

Ms. Merritt questioned whether this would limit development on other lands.

Mr. McDonnell responded no. If they were proposing to go beyond the capacity for this land, it would be different because you would have to take away from other lands. They are within the allocation that has been set aside for this property.

Ms. Merritt asked for confirmation that the capacity for Springfield Lake would remain until that work can be done.

Mr. McDonnell responded that is part of the design. Also, there are a lot of inflow/infiltration problems in that area.

Ms. Merritt questioned how this is going to impact the downstream sewer system in Lower Sackville which overflows into people's houses when it rains.

Mr. McDonnell responded he was advised by David Ellis of Halifax Water that there are a number of required upgrades. A number of upgrades have taken place to the fish hatchery pumping station, and significant improvements need to be made to the inflow/infiltration problems. The events happen during large wet weather conditions. Some overflow will still happen but only until they do the improvements to the inflow/infiltration.

Ms. Merritt stated she was concerned about the school situation. She agreed everybody who buys a lot should know their kids will go somewhere else for school and probably somewhere outside of Sackville.

Ms. Merritt expressed concern that there are no architectural requirements included in the development agreement for the townhouses or the apartments. In the other agreements presented tonight, they have seen architectural designs and renderings of what the buildings will look like.

Ms. Merritt questioned what was meant by "no development shall be permitted within the non-disturbance area".

Mr. Morgan responded it means no development and the area shall not be disturbed. The Municipality can direct the owner to do a site rehabilitation plan if they are found to be in violation.

Ms. Merritt noted the non-substantive amendments section refers to amendments to Schedule B of the agreement as well as Parts 3 and 4 of the agreement, the latter being the guts of the agreement. She felt that was a lot to be considered as non-substantial.

Mr. Pyle advised this agreement leaves it up to Community Council to determine whether or not something is considered minor. If there is a minor amendment, people within 500' of the site would be notified. It would be an open process. The residents would have the ability to appeal Council's decision.

Mr. Hutt expressed concern about the poor visibility coming down that hill.

Mr. McGonnell confirmed the road widths would meet the HRM standards in this development and he was not aware of any variations being proposed. In terms of coming out onto Sackville Drive the road would have to be designed to meet stop sighting distances for that intersection. There would have to be a sight triangle to give those sightlines.

Ms. Alexander suggested the municipal standard is too tight. There is less frontage per home.

Mr. Piercey questioned whether there are any provisions to control speed.

Mr. McGonnell advised he was not aware of any speed bumps being required in this development. People would not be using this development to short-cut so there would be local traffic only. Sometimes speeding can be controlled by putting in intersections and stop signs. The developer will have their engineer look at those kind of things.

Ms. Lowther questioned whether the standard width of the roads in this development could be increased.

Mr. McGonnell confirmed the streets in this development would be classed as local roads. There are a number of standards and it depends on the capacity.

**MOVED by Mr. Hutt, seconded by Mr. Piercey, to recommend that North West Community Council:**

- 1. Move Notice of Motion to consider the proposed development agreement presented as Attachment "A" to the report dated February 18, 2008, and schedule a public hearing;**
- 2. Approve the proposed development agreement presented as Attachment "A" to the report dated February 18, 2008, to permit a mix of residential uses and a convenience commercial use in Middle Sackville; and**
- 3. Require that the agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by the Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

Councillor Harvey suggested the Committee should request staff to prepare a supplementary report to respond to the concerns relative to the kids being bussed to school and that this development would exasperate the sewage overflow capacity in Lower Sackville.

Mr. Pyle confirmed the option was there to request a supplementary report and suggested the report could go to the next meeting of North West Community Council.

**MOVED by Mr. Hutt, seconded by Mr. Piercey that the motion be amended to request that staff prepare a supplementary report for North West Community Council to respond to the concerns related to schools (capacity and where the children would go); the impact on the sewer system downstream; traffic, street design; and the requirement for architectural standards for townhouses and apartments.**

**THE AMENDMENT WAS PUT AND PASSED.**

**THE MOTION, AS AMENDED, WAS PUT AND PASSED.**

The motion now reads as follows:

**MOVED by Mr. Hutt, seconded by Mr. Piercey, to recommend that North West Community Council:**

- 1. Move Notice of Motion to consider the proposed development agreement presented as Attachment "A" to the report dated February 18, 2008, and schedule a public hearing;**
- 2. Staff prepare a supplementary report for North West Community Council to respond to the concerns related to schools (capacity and where the children would go); the impact on the sewer system downstream; traffic, street design; and the requirement for architectural standards for townhouses and apartments.**
- 3. Approve the proposed development agreement presented as Attachment "A" to the report dated February 18, 2008, to permit a mix of residential uses and a convenience commercial use in Middle Sackville; and**
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March 17, 2008

**BY FAX 490-3976**

Mr. Paul Morgan  
Halifax Regional Municipality  
P. O. Box 1749  
Halifax, NS B3J 3A5

Dear Paul:

**RE:** Case 01027 Sunset Ridge

We are writing in response to the recent NWPAC meeting held on March 4, 2008 during which Case 01027 was review and discussed by the committee.

Following the presentation of our proposed development the NWPAC moved a motion to forward our application to Northwest Community Council as recommended by staff and to have a supplementary report forwarded concurrently to address questions raised during the discussion. Although, in our opinion the general discussion of the NWPAC favored the overall development plan in respect to policy there were some questions raised and suggestions made for opportunities to enhance the development. It is in response to some of these specific suggestions we are responding.

After careful review of the suggestions put forth we have determined that we could further enhance the attractiveness of our development by making the following modifications:

- 1) by ensuring that each single family, semi-detached and townhouse dwelling unit has capacity for two vehicle parking spaces, and,
- 2) to include architectural guidelines to ensure that the construction of the dwellings are aesthetically pleasing. We have attached the architectural guidelines for the development which we would like to include.

We request that you include these changes as part of our application and we would like to thank the NWPAC for their time, experience and suggestions forwarded during their review.

Please contact me directly should you have any questions.

Yours truly,

**ARMCO CAPITAL INC.**

A handwritten signature in black ink, appearing to read "Robert MacPherson".

Robert MacPherson, P.Eng  
President

Encl (1)

6017 Quinpool Rd., Halifax, Nova Scotia B3K 5J6 t: 902 423 4000 f: 902 423 9663

- a) The Developer agrees that an objective of this development is to provide an aesthetically pleasing street scape which exhibits a complementary variety of architectural designs.
- b) The architectural design of the dwellings, particularly with respect to the front elevation design, shall be varied. In this regard, a similar house plan having similar roof lines (planes), façade articulation (projections/recesses), fenestration, primary exterior wall colour or roof colour, shall not be repeated for three consecutive lots on the same side of the street.
- c) With each application for a building permit, the developer shall submit a plan showing the design elements pursuant to section 2.3 (b) of the proposed dwelling, the dwellings constructed, or approved to be constructed in conformance with section (b). No development permit shall be issued that is not in conformance with section (b).
- d) Fuel storage tanks, heat pumps/air exchanger and other similar objects shall be located only in the side or rear yard of the lot.
- e) No electrical service mounts (house connection, conduit, meter) shall be permitted on the front façade of the dwelling.



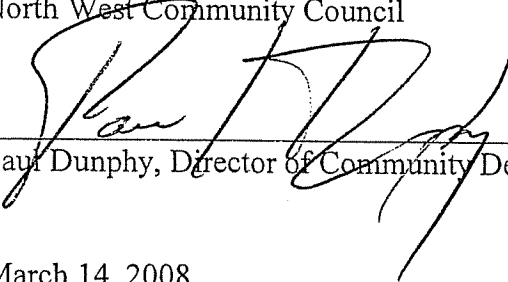


PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

North West Community Council  
March 18, 2008

TO: North West Community Council

SUBMITTED BY:

  
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Paul Dunphy, Director of Community Development

DATE: March 14, 2008

**SUBJECT: Case 01027 - Development Agreement for Sunset Ridge Subdivision**

## SUPPLEMENTARY INFORMATION REPORT

### ORIGIN

March 6, 2008 meeting of the North West Planning Advisory Committee (PAC)

### BACKGROUND

The PAC motion included a directive for staff to prepare a supplementary report for the Community Council to respond to the concerns related to schools (capacity and where the children would go); the impact on the sewer system downstream, traffic, street design; and the requirement for architectural standards for townhouses and apartments.

## DISCUSSION

The issues raised by the PAC are addressed as follows:

### *School Capacity:*

Correspondence from the School Board is attached to the report which provides an update on the status of capacity vs. utilization of schools serving Sackville; the projected impact of this development; and a discussion on how students from this development might be served in the event of capacity constraints. The letter concludes that there is a potential for some students from this development to be bussed to the Sackville family of schools.

### *Impact on Downstream Sewer System:*

Prior to the extension of municipal sanitary sewer services along Sackville Drive, work was undertaken by the Halifax Regional Municipality's Environmental Engineering Services (now Halifax Water) to reduce inflow and infiltration into the existing sanitary sewer system that is downstream from this development. It should be noted that sanitary sewer system upgrades and repairs will continue on the existing sanitary sewer system downstream of the Sackville Drive sewer extension over the coming years which will reduce the frequency and volume of overflows currently experienced. These lands are within the sanitary serviceable boundary and there is sufficient capacity for the proposed density.

### *Street Design and Traffic Impacts:*

The conceptual street design has been undertaken by a qualified professional engineer using the Halifax Regional Municipality's Municipal Service Systems Design Guidelines. Accompanying the concept design was a Traffic Impact Study which was also completed by a qualified professional engineer and reviewed by the Development Engineer as well as the Transportation Planning Engineer. The study commented on the layout, connections and proposed traffic movement and volume. The layout of the proposed local network is consistent with HRM specifications. Both Development Engineering and Transportation Planning have accepted the study and the concept design and approve of the locations of roads connecting to existing and proposed future roads all the while eliminating private driveway access to Sackville Drive.

### *Architectural Standards for Townhouses and Apartments:*

Neither the Regional Planning Strategy or the Sackville Municipal Planning Strategy provide direction that architectural design standards are to be negotiated in a development agreement. Both documents contain a generalized directive, applicable to any development agreement negotiated, "that controls are to be placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses (underlined for emphasis) by reason of type of use, height,

bulk and lot coverage of any building”<sup>1</sup>.

As stated in the staff report, there is sufficient separation and screening between this development and adjacent developments to preclude conflicts with adjacent developments. A buffer of trees along Sackville Drive has also been negotiated to achieve this objective.

Development standards pertaining to type of use, height, bulk and lot coverage have been introduced under Section 3.5 of the agreement.

### **BUDGET IMPLICATIONS**

There are no budget implications. The Developer will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and the work can be carried out within the approved budget with existing resources.

### **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.

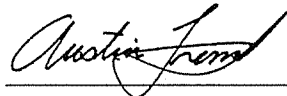
### **ATTACHMENTS**

Correspondence from Delaine Clyne, Planner, Operations Services, Halifax Regional School Board, dated 12 March 2008, re: Case 1027 - Development Agreement Application, Sunset Ridge in Middle Sackville.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.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: Paul Morgan, Planner, Community & Regional Planning, 490-4482

Report Approved by:



Austin French, Manager of Planning Services, 490-6717

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<sup>1</sup> Clauses IM-15 (b) (i) and (ii) of the Regional Plan and IM-13 (c) (i) and (ii) of the Sackville MPS.



**Operations Services**  
 90 Alderney Drive  
 Dartmouth, Nova Scotia  
 B2Y 4S8  
 Tel: (902) 464-2000 Ext. 2277  
 Fax: (902) 464-2336

12 March 2008

Mr. Paul Morgan  
 Planner  
 Halifax Regional Municipality  
 P.O. Box 1749  
 Halifax NS B3J 3A5

Dear Mr. Morgan:

**Case 01027 – Development Agreement Application, Sunset Ridge in Middle Sackville**

This is an updated response to the above-mentioned proposed development. The Halifax Regional School Board (HRSB) recognizes this proposal is being considered by way of a development agreement. Further, MPS policy requires that staff and Council consider the potential impact of the development as it pertains to the existing school system.

The information provided indicated that the development is anticipated to consist of 420 units that will be phased in over 3 years with approximately 150 units built per year beginning in the latter part of 2008 or early 2009. The 420 units are anticipated to consist of various types as shown below, along with the potential students that could result from each type.

Unit Type	Unit Count	Student Factor	Potential New Students
Single Family (60')	0	.6	0
Single Family (50')	99	.6	59
Single Family (40')	29	.6	17
Semi-detached (32')	108	.45	49
Townhouse (20')	55	.45	25
Multi-unit Dwellings	128	.1125	14
Commercial Lots	1	0	0
<b>Total</b>	<b>420</b>	<b>n/a</b>	<b>164</b>

A potential phasing plan provided by HRM states that approximately 150 homes per year are anticipated in this development from the middle of 2008/2009 to the middle of 2010/2011. It is assumed that the impact on the local schools will begin in 2008/2009.

Grades	2008/2009	2009/2010	2010/2011
Primary to 6	33	33	32
Grades 7-9	11	11	11
Grades 10-12	11	11	11
<b>Total</b>	<b>55</b>	<b>55</b>	<b>54</b>

### Capacity of Schools Surrounding the Development

Students from the immediate surrounding area of this development are assigned to Sackville Heights Elementary School, Sackville Heights Junior High School, and Millwood High School. The area bordering the new development to the north is assigned to Harry R. Hamilton Elementary School, and the area to the east is assigned to Millwood Elementary School, both of which feed into Sackville Heights Junior High School and Millwood High School. Both Harry R. Hamilton Elementary School and Millwood Elementary School are at, or above, capacity and, as a result, have portables. New students from this development would not be directed to either of those elementary schools.

The data below indicates the current enrolments and capacities of the Millwood High Family of Schools (MLH) and the Sackville High Family of Schools (SHS), which encompasses all the schools in Lower and Middle Sackville.

School Details				Enrolment	Capacity		Utilization 2007	
School	GR	Level	Parent Code	Ttl Enr 2007/08	Design P-6=22 7-12=30	Frctl. p 6=25 7-12=35	Design Util. 2007	Frctl. Util. 2007
Harry R. Hamilton	P-6	E	MLH	507	440	500	115%	101%
Millwood Elementary	P-6	E	MLH	471	352	400	134%	118%
Millwood High	10-12	S	MLH	663	690	805	96%	82%
Sackville Heights Elementary	P-6	E	MLH	293	330	375	89%	78%
Sackville Heights Junior High	7-9	J	MLH	634	750	875	85%	72%
A. J. Smeltzer	7-9	J	SHS	368	480	560	77%	66%
Caudle Park Elementary	P-6	E	SHS	234	286	325	82%	72%
Cavaller Drive	P-9	EJ	SHS	410	606	695	68%	59%
Gertrude Parker	P-6	E	SHS	280	308	350	91%	80%
Hillside Park	P-6	E	SHS	218	352	400	62%	55%
Leslie Thomas	7-9	J	SHS	340	450	525	76%	65%
Sackville Centennial	P-6	E	SHS	99	176	200	56%	50%
Sackville High	10-12	S	SHS	951	1110	1295	86%	73%
Smokey Drive	P-6	E	SHS	248	330	375	75%	66%
Sycamore Lane	P-6	E	SHS	256	330	375	78%	68%

### Effect of New Development on Enrolments

Based on the potential new students from this development being assigned to Sackville Heights Elementary, Sackville Heights Junior High and Millwood High the following enrolments and capacity levels are predicted. Values from 2008/09 onwards include the impact of new students from this development.

Year	Sackville Heights Elementary	Sackville Heights Junior High	Millwood High
2006/07	290 (77%-87%)	645 (74%-86%)	637 (79%-92%)
2007/08	293 (78%-89%)	634 (73%-85%)	663 (82%-96%)
2008/09	322 (86%-98%)	623 (71%-83%)	688 (86%-100%)
2009/10	366 (98% of high end)	596 (68%-80%)	679 (84%-98%)
2010/11	402 (7% over capacity)	593 (68%-79%)	667 (83%-97%)
2011/12	391 (4% over capacity)	572 (65%-76%)	645 (80%-94%)
2012/13	387 (3% over capacity)	564 (65%-75%)	607 (75%-88%)

These values assume that no other major new developments or demographic shifts occur that would affect the enrolments at these schools. It should be noted that some new streets from the Waterstone Village development off of Lucasville Road have already been assigned to these three schools and the potential development of the Wesleyan Christian Lifestyle Community may also affect enrolments if it proceeds.

#### **Conclusion**

Based on this evaluation it appears that Sackville Heights Elementary School will be affected greatly by this development and could conceivably be over capacity as early as 2010/2011. This is a concern as the other two nearby elementary schools are already experiencing capacity issues and would not likely be able to accommodate further students. There is a potential that some students from this development will have to be bussed to an elementary school in the Sackville High Family of Schools which has the required capacity.

It should be noted these findings are based on current data as well as information provided by HRM Planning and Development Services. As these findings are based on projections, there is no guarantee that development will proceed in this form.

**Should Council approve the development and the situation arises that the schools do not have adequate capacity when the final approval is given by HRM, the students of this subdivision will be assigned to another school within the Board.** When the School Board is notified by HRM of the final decision regarding the planning application, the Senior Staff and School Board will recommend the appropriate school assignment and HRSB staff will notify HRM of the assigned schools for this subdivision. Transportation of students will be provided as defined in the Board's transportation policy.

There are no plans for new school construction or major additions/renovations in this area in the near future. The Halifax Regional School Board is currently finishing Phase 1 of the Imagine Our Schools master planning process for all school facilities within the Board. The communities representing the schools in the North Central area of HRM (including Bedford, Lower and Middle Sackville, Beaverbank and Fall River) are scheduled to be consulted in Phase 2 of the process (2008/2009). While the pressures on suburban schools will be monitored in the interim, the master planning process will result in a 10-year strategy for the building, renovation or consolidation of facilities. We anticipate that this will be a helpful document in addressing public concerns regarding school facilities and future development.

Should you require any additional information or if you would like to further discuss this situation, please do not hesitate to contact me directly or by way of e-mail.

Respectfully yours,

Delaine Clyne  
Planner, Operations Services

Enclosure

**Projected Growth of Student Enrolment**

Year 2008-2009														
	P	1	2	3	4	5	6	7	8	9	10	11	12	Total
Growth in enrolment from 150 Units	10	9	8	3	1	1	1	9	1	1	9	1	1	55

Year 2009-2010														
	P	1	2	3	4	5	6	7	8	9	10	11	12	Total
Growth in enrolment from 150 Units	10	9	8	3	1	1	1	9	1	1	9	1	1	55

Year 2010-2011														
	P	1	2	3	4	5	6	7	8	9	10	11	12	Total
Growth in enrolment from 150 Units	10	9	7	3	1	1	1	9	1	1	9	1	1	54

- Student Impact Calculations
  - The potential increase of students in residential single unit is determined at a rate of 60 students/100 units who are in grades primary through twelve.
  - The potential increase of students in semi-detached dwellings is determined at a rate of 45 students/100 units who are in grades primary through twelve.
  - The potential increase of students in townhouse dwellings is determined at a rate of 45 students/100 units who are in grades primary through twelve.
  - The potential increase of students in multi-unit dwellings is determined at a rate of 11.25 students/100 units who are in grades primary through twelve.
- It is assumed in each year that new students come into the system that 60% will be in P-6, 20% in Grades 7-9 and 20% in Grades 10-12 with the weighting of new students to the earlier years in order to conservatively estimate their impact on the school system.
- The anticipated growth within the existing school system for the years 2008/2009 to 2010/2011 is 164 students from this development.







## MEMORANDUM

TO: Mark McGonnell, P.Eng.  
Development Engineer  
HRM Community Development

FROM: David Ellis, P.Eng.  
Senior Environmental Engineer

CC: Jamie Hannam, P.Eng.  
Manager of Engineering and IS

John Sheppard, P.Eng.  
Manager of Environmental Services

DATE: March 20, 2008

RE: Status of the Lower Sackville Sewer System

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Further to your request the following is comment on the status of the Lower Sackville sewer system in terms of wet weather flows and how this relates to the current servicing extension to the Lively Subdivision.

The main component of the Lower Sackville sewer system is the Bedford Sackville Trunk Sewer. The majority of the time this trunk sewer provides efficient conveyance of wastewater but historically it has been impacted by high levels of inflow/infiltration (I/I) during some wet weather events. The result of this has been surcharging of the system and in some instances overflows of wastewater from the system including bypassing of wastewater at the Fish Hatchery Pumping Station into the Sackville River. It is noted that surcharging of the system has the potential to negatively impact residences and other structures.

The Bedford Sackville Trunk Sewer was constructed in the 1960s and 1970s and provides service to the community of Sackville and a portion of Bedford. The trunk sewer is approximately 10 kilometres in length and is primarily located in the floodplains of the Little Sackville and Sackville Rivers. The system extends from the Millwood Drive area to the Fish Hatchery Pumping Station, located near the mouth of the Sackville River, which conveys the wastewater to the Mill Cove Wastewater Treatment Facility.

Halifax Water was instructed by the Nova Scotia Utility and Review Board to address a water quality issue with the Lively Subdivision local water supply system and after investigation it was determined the extension of the regional Pockwock water supply system was the only practical option. This resulted in the Municipal Service Extension to the Lively Subdivision project which is currently under construction and includes the extension of the central water and sanitary sewer systems along Sackville Drive to the Lively Subdivision. In addition to providing service to the Lively Subdivision it will also provide service to property located along Sackville Drive. This servicing extension will enable Halifax Water to decommission the local water supply and wastewater treatment facilities which currently service the Lively Subdivision.

During the planning process for this project staff consulted with the Nova Scotia Department of Environment and the Provincial Medical Officer of Health. At that time the capacity issues associated with the Bedford Sackville Trunk Sewer were reviewed and it was agreed that the appropriate course was to proceed with this servicing extension. In part this decision was based upon recent measures undertaken to address I/I issues in the Bedford Sackville Trunk Sewer system and an understanding that such works would continue into the future.

Specifically it is noted that in recent years the following work has been undertaken:

- I/I studies within selected areas of the sewershed
- first phase of a manhole rehabilitation project to protect manholes from the flood effect of the rivers
- extensive inspection of the entire length of the Bedford Sackville Trunk Sewer
- hydraulic analysis of the Bedford Sackville Trunk Sewer

Staff is currently developing potential projects which may proceed in the near term. These projects are subject to capital budget funding constraints and approvals. Required approvals include those from the Halifax Regional Water Commission Board and the Nova Scotia Utilities and Review Board. These projects are as follows:

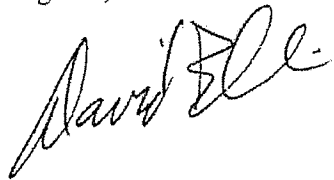
- the installation of permanent flow meters on the Bedford Sackville Trunk Sewer
- upgrade at the Fish Hatchery Pumping Station
- construction of an access road for selected sections of the Bedford Sackville Trunk Sewer
- development of a cleaning program for selected sections of the Bedford Sackville Trunk Sewer
- replacement of a Bedford Sackville Trunk Sewer crossing of the Sackville River
- second phase of a manhole rehabilitation project to protect manholes from the flood effect of the rivers

As improvements are implemented staff will monitor the performance of the Bedford Sackville Trunk Sewer. The information generated from this monitoring will be utilized in the development of future work plans for this system. It is noted that all future work

on this system is subject to project prioritization and the availability of limited resources including financial.

We trust this provides the clarification required but should there be any questions please contact the undersigned.

Regards,

A handwritten signature in cursive script, appearing to read "David E. E.", written in black ink.



**From:** Sheilagh Edmonds  
**To:** Gail Harnish  
**Date:** March 18, 2008  
**Subject:** Follow Up from March 18, 2008 NWCC - Item 3.3 Case 01027

**CC:** Melody Campbell

Below, for your information is a copy of the minutes regarding the above item. As you'll note, Community Council referred the matter back to the April 2, 2008 NWPAC meeting for further comment in regard to the supplementary information report and correspondence by ARMCO. As well, Councillor Johns asked a clarification question. I have already followed up with Paul Morgan on this, suggesting that he prepare a response in writing rather than a verbal response.

### **3.3 Case 01027 - Development Agreement for Sunset Ridge Subdivision**

A report dated March 7, 2008 from the North West Planning Advisory Committee with an attached staff report dated February 18, 2008 was submitted.

A letter dated March 17, 2008 was submitted by Mr. Robert MacPherson, President, Armco Capital.

A Supplementary Information Report dated March 14, 2008 was submitted.

**MOVED by Councillor Johns, seconded by Councillor Harvey that this matter be referred back to the April 2, 2008 meeting of North West Planning Advisory Committee with the submitted supplementary information report and correspondence dated March 17, 2008 submitted by Armco Capital, for any further comments NWPAC may have. MOTION PUT AND PASSED.**

Councillor Johns, in referring to the supplementary information report and the issue of downstream sewer system, requested that staff provide clarification as to what the status is now in terms of wet weather flows in Lower Sackville.

The Chair advised that in addition to the correspondence by Armco, the Supplementary Information Report, staff's response to this question should also be referred to the NWPAC for the Committee's information.

