

Chapter 8. Municipal Water Services, Utilities and Solid Waste

INTRODUCTION This Plan offers the opportunity to substantially reduce costs associated with constructing and operating infrastructure by directing growth to appropriate locations and anticipating future infrastructure requirements. This allows all stakeholders in community building to develop plans for effective service delivery well in advance of when they will be needed. The resulting efficiencies can achieve savings which support a higher quality of life for residents of HRM. This Chapter lays out policies and programs in support of more effective service delivery relating to a broad spectrum of services including water supply, wastewater management, stormwater management, solid waste management, communications and energy.

OBJECTIVES

1. **Coordinate municipal initiatives with the Halifax Regional Water Commission to:**
 - (a) provide water, wastewater and stormwater services in a cost-effective manner;
 - (b) recoup growth related costs from benefitting property owners; and
 - (c) reduce degradation to the natural environment.
2. **Manage growth to make the best use of existing water, wastewater and storm infrastructure and avoid unnecessary or premature expenditures;**
3. **Support environmentally sustainable practices for developments serviced with on-site water and wastewater services;**
4. **Reduce above grade electrical and telecommunication transmission lines; and**
5. **Reduce the amount of solid waste generated and operate solid waste facilities in an environmentally responsible and cost-effective manner.**

PROPOSED POLICY CHANGE	COMMUNITY FEEDBACK	STAFF RESPONSE (Where no response indicated means Staff believe the proposed Regional Plan addresses this adequately or previously answered)	CDAC Direction
Underground Wiring	Too expensive, targets are unaffordable.	Staff recommend a revised approach to Policy SU-23 which would require undergrounding of “secondary” services as a first step. Policy intent would also include “primary services in the future.	
	Mandatory underground wiring – Rationale?		
	Especially in rural areas - Why?		
	No specifications		
	Aspirational goal but leave it to developer’s choice		
	Add \$20,000 + for the cost of housing: consumer pays!		
	Burying power in granite – millions \$		
	Mandatory underground: “shall consider” in policy; need clear idea of cost		
	Clear cost of model developed		
	Rear lot servicing desirable		
	Power loses because of feeds into development		
	Refinement to underground wiring		
	Decide based on informed costs	An analysis of the potential market impact of the potential costs of undergrounding and wastewater development fees is underway in partnership with Halifax Water.	
	Work with a willing developer		
	Not mandatory	A uniform approach is required to achieve benefits of improved service reliability over time.	
	Why are taxpayers paying for benefit going to Emera re underground wiring?		

	Based on what specifications?		
	No rationale for large scale development		
	Could be upwards of \$50,000 in rural dev.		
	Do not understand the rationale!		
	Add \$20,000 to the cost of a home!		
	Burying in granite not an option		
	Should not force, and not in area where you cannot command the price		
	Undergrounding everything should not be mandated, a lot of work needed first!		
	Decision needs to happen with URB & common utilities		
	Meet objectives through rear lane (above ground)		
	Clear cost model developed		
	Agreed to common underground utility trench design that is cost effective such that developers would be more likely to choose an underground utility model in new subdivision areas were it is appropriate	HRM supports the concept of common trench design standard.	
	Keep it optional; Study; Understand costs (actual costs based on here!)		
	No common trench agreement in place		
	Underground utility services to be at developers choice		
	The Utility should pay for these services anyway!		
	Benefit: cost management affordability		
	Underground wiring – maintain status quo		
Servicing & Utility	Consider expansion of service boundaries in area where development make sense	The regional plan indicates future growth areas within the Urban Settlement Designation. These were included based on a detailed cost comparison study completed prior to adaption of the Plan in 2006 - The Greenfield Site Serving Analysis.	
	Mandate use of natural gas in ALL new developments, where gas is available. If you are mandating underground utility service, why not mandate something that provides tangible benefits? Benefit: healthier communities; more disposable income; environmentally friendly		
	Ensure piped services can adequately handle proposed increase in residential units (in-filling)		
	Mandate use of natural gas in ALL new developments, where gas is available. If you are mandating underground utility service, why not mandate something that provides tangible benefits? Benefit: healthier communities; more disposable income; environmentally friendly		
	Consider expansion of service boundaries in area where development make sense		
	Leave it to the developer to decide on this		
Stormwater Management	Get the Functional Plan done	The Plan will indicate HRM's intention to prepare a Stormwater Management and Lot ready by-law.	
	Daylight Sawmill River		

	100% on site water retention use for redevelopment		
	Watershed tax for proper Planning = \$500,000 each		
	Stormwater: Educate, remediate, enforce, plan for the future if barriers exist – don't wait till it's an issue. Get in time for approvals		