



Stantec

Stantec Consulting Limited
 40 Highfield Park Drive Suite 102
 Dartmouth NS B3A 0A3
 Tel: (902) 468-7777
 Fax: (902) 468-9009

January 3, 2012
 File:1049385/121510734

Brunello Estates
 2000 Barrington Street
 Suite 202
 Halifax, NS B3J 3K1

Attention: Andrew Giles, P. Eng.

Dear Mr. Giles:

Reference: Reference: Construction Monitoring Report Year 1 – Q1

Brunello Estates has a proposed 18-hole golf course and residential development between Lakeside and Timberlea in Halifax, Nova Scotia, currently under construction. The property is bordered by Highways 3 and 103 (Figure 1). Further information regarding the development can be found at www.brunelloestates.com. All watercourses within the project area are identified and the associated habitat is described in the Aquatic Assessment report titled "Brunello Estates – Stream Assessments in Preparation for an Application for Watercourse Alteration" (Stantec 2009a). This report also includes baseline data on *in-situ* water quality and physical characteristics.

The Brunello Estates water quality monitoring plan was accepted by the Halifax Area Watershed Advisory Board (HWAB). The plan was based on information contained within the "Halifax Regional Municipality's Water Quality Monitoring Functional Plan" (Stantec 2009b). The Water Quality Monitoring Functional Plan (WQMFP) is one of a series of diverse functional plans mandated by the HRM Regional Municipal Planning Strategy (August, 2006). Functional Plans are considered to be management guides considering the detailed elements of policy programming. Recognizing that "environmental features within a watershed all are connected and land-use activities in one part of the watershed can adversely affect quality and quantity of water in another", the Regional Municipal Planning Strategy (RMPS) in Policy E-18 identifies the need for the WQMFP to assist in the sustainable management land use and water resources.

SURVEY METHODOLOGY

The water quality monitoring was carried out according to the monitoring plan illustrated in the *Brunello Estates Water Quality Monitoring Plan* (Stantec 2011).

Sample locations were chosen based on the proximity of construction activities surrounding the watercourses, the identified habitat described in the aquatic assessment report (Stantec 2009a) and the connectivity of the watercourses to larger systems. In total six locations were chosen to be monitored all of which are streams or brooks. Four of the monitored watercourses drain into Governors Lake, the remaining two located along the western extent of the property flow into Nine Mile River. Figure 1 illustrates the locations of the water quality monitoring stations on each stream.

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Reference: Construction Monitoring Report Second Quarter– Year 1

LOCATION AND DATES OF SAMPLING

Sampling occurred at WC-7 on the dates below for the associated water quality parameter groups.

- September 22, 2011
- November 9, 2011 (There were two sample events in November to make up for a missed sample event in October)
- November 20, 2011

In addition to the water chemistry samples taken the following physical parameters were measured in the field.

- | | |
|--------------------|---|
| • Date and time | • Water temperature |
| • pH | • Ice depth (Winter) |
| • Conductivity | • Incidental wildlife sightings, |
| • Dissolved oxygen | • Observations on water clarity and odour |
| • Air temperature | |

RESULTS

Monitoring events were chosen to correspond with periods of weather typical to the season in which the monitoring occurred with periods of elevated rainfall and drought conditions avoided (if possible). Meteorological conditions observed prior to sample collection were as follows:

- September 22, 2011: Mostly Cloudy, 20°C, No rain in the previous 48 hrs.
- November 9, 2011: Mostly Cloudy, 14°C, No rain in the previous 48 hrs.
- November 22, 2011: Mostly Cloudy, 13°C, No rain in the previous 48 hrs.

The water in WC-7 at the time of the surveys was observed to be tea-stained with no unusual odors observed. In addition, no sedimentation was visible during any of the site visits.

Water Quality

The following Table summarizes the water quality measured in WC-7 during the second quarter of Year 1 of construction monitoring. All chemical analysis and field measurements not summarized below are included as an attachment with the relevant guidelines.

Reference: Construction Monitoring Report Second Quarter– Year 1

Table 1 Brunello Estates – Construction Monitoring Results

Watercourse 7	September 22, 2011	November 9, 2011	November 30, 2011	Baseline Mean	Year 1 – Q1 Mean
pH (pH units)	5.12	5.02	4.75	4.59	4.96
Specific Conductivity (µS/cm)	29	35	40	55	35
Total Phosphorous (µg/L)	80	37	23	16	47
Total Suspended Solids (mg/L)	2	ND	2	1	2
Dissolved Oxygen (mg/L)	8.47	6.48	6.30	7.20	7.08
Dissolved Oxygen (%)	85.2	59.8	55.5	62.0	66.8
<i>E. coli</i> (MPN/100ml)	2	ND	ND	ND	1

¹ One half RDL value used for calculation of average where one or more samples were reported as non-detectable.

Discussion

Within watercourse 7 the pH ranges in the acidic; this is similar to conditions observed during the baseline sampling events and elsewhere within Nova Scotia. CCME FAL recommends a pH range of 6.5 to 9.5 pH units to maintain fish health. Low pH values reduce the ability of certain species to spawn and hinder tissue development in juveniles (CCME 2006). Viable fish communities in Nova Scotia have been observed by Stantec personnel in conditions similar to or more acidic than those measured in the watercourses of Brunello Estates.

Levels of nutrients found in WC-7 were moderate. Nutrient accumulation will become evident initially through increased levels in water quality and subsequently through in-stream vegetation growth. In general, nutrients remain elevated for a greater period of time in lentic (still water) systems than for lotic (moving water) systems based on the reduced flushing rates for the former.

The trophic state of a body of water is a general measure of the nutrient accumulation within. The CCME *Canadian Guidance Framework for the Management of Freshwater Systems* has developed trophic levels based on ranges of phosphorous concentrations. A body of water is usually classified as being in one of four possible classes ranging from low to high: *oligotrophic*, *mesotrophic*, *meso-eutrophic* or *eutrophic*. Watercourses with extreme trophic indices may also be considered *hyperoligotrophic* or *hypereutrophic*. Based on the Year 1 - Q2 results watercourse 7 can be classified as eutrophic. A eutrophic stream is one in which the limit for nutrient input has been slightly exceeded. The water is slightly turbid with beds of submerged and emergent aquatic macrophytes; algal blooms may be present within the late summer months when annual water temperatures are the highest. The levels of phosphorous within the stream are slightly elevated over baseline results. As the construction period is currently in the clearing/grubbing stage and no additional phosphorous inputs are expected to have been released from the development so far, the elevated phosphorous can be associated with natural variation.

Water clarity and transparency of the streams in Brunello Estates were measured by the concentrations of total suspended solids (TSS) in the water sample. TSS is a direct measure of the weight of solids in the water; this parameter is predominantly used as a method to indicate the quantity of sediment in the water column. TSS in the baseline samples was low (1 mg/L) and continues to be low (2 mg/L) during the

Reference: Construction Monitoring Report Second Quarter– Year 1

construction period; this indicates an aquatic environment with little sedimentation through erosion or other anthropogenic effects. TSS levels are similar to results noted during the baseline assessment.

E.coli is a type of faecal bacteria commonly found in the intestinal tract of warm-blooded animals and is used as an assessment tool to identify fecal contamination. During the baseline monitoring *E.coli* concentrations within the streams of Brunello Estates development were low with detectable results measured solely in the streams adjacent to existing residential units. The source of the *E.coli* measured in the three streams cannot be determined but could be attributed to wildlife, pets, or humans. As bacterial contamination has little effect on aquatic habitats the primary reason for monitoring is related to human health. *E. coli* was measured in watercourse 7 during the September sampling period at levels well below the CCME recreational guidelines for freshwater set at 200 CFU/100ml.

SUMMARY

The results provided in this report represent the findings of the second quarter of year 1 for the construction monitoring program which occurred between September and November 2011. During this period water quality remained similar to values observed during the baseline monitoring program. Total phosphorous was observed to have increased over the baseline results which may be due to natural variation through weather patterns and seasonality differences between the two monitoring periods. This data report was created to provide Brunello Estates a brief overview of the water quality observed over the previous quarter and a more in depth annual report will be produced after Q4 to illustrate any trends or variance over the 1st year of monitoring as compared to the baseline results.

References

- Clair, T.A., Dennis, I.F., Scruton, D.A., Gilliss, M. *Freshwater acidification research in Atlantic Canada: a review of results and predictions for the future*. Accessed in May 2011, at <http://www.nrcresearchpress.com/toc/er/15/NA>
- Canadian Council of Ministers of the Environment, 2004. *Canadian Water Quality Guidelines for the Protection of Aquatic Life*.
- Canadian Council of Ministers of the Environment, 2004. *Phosphorous: Canadian Guidance Framework for the Management of Freshwater Systems*
- Halifax Regional Municipality, 2011. *Seasonal Water Quality Sampling Program*. As accessed in May 2011 at: <http://www.halifax.ca/environment/lakesanddrivers.html#SeasonalSampling>
- Nova Scotia Environment, 2011. *Water Quality Dataset*.

CLOSING

We trust that this report meets the requirements pertaining to the development agreement between Nine Mile River Investments and HRM for the project known as Brunello Estates. Stantec is open to comments and suggestions regarding this study, and appreciates any feedback from local watershed advisory boards.

This report was undertaken exclusively for the purpose outlined herein and was limited to the scope and purpose specifically expressed in this report and the referenced documents. This report cannot be used or applied under any circumstances to another location or situation or for any other purpose without further evaluation of the data and related limitations. Any use of this report by a third party, or any reliance on

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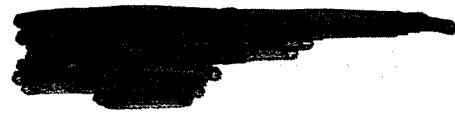
Stantec makes no representation or warranty with respect to this report, other than the work was undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Any information or facts provided by others and referred to or used in the preparation of this report were assumed by Stantec to be accurate. Conclusions presented in this report should not be construed as legal advice.


This report represents the best professional judgment of Stantec personnel available at the time of its preparation. Stantec reserves the right to modify the contents of this report, in whole or in part, to reflect any new information that becomes available. If any conditions become apparent that differ significantly from our understanding of conditions as presented in this report, we request that we be notified immediately to reassess the conclusions provided herein.

This report was prepared by Matt Steeves, B.Sc. and reviewed by Robert Federico MPA. Should you have any questions, please do not hesitate to contact the undersigned or Sam Salley at (902) 468-7777.

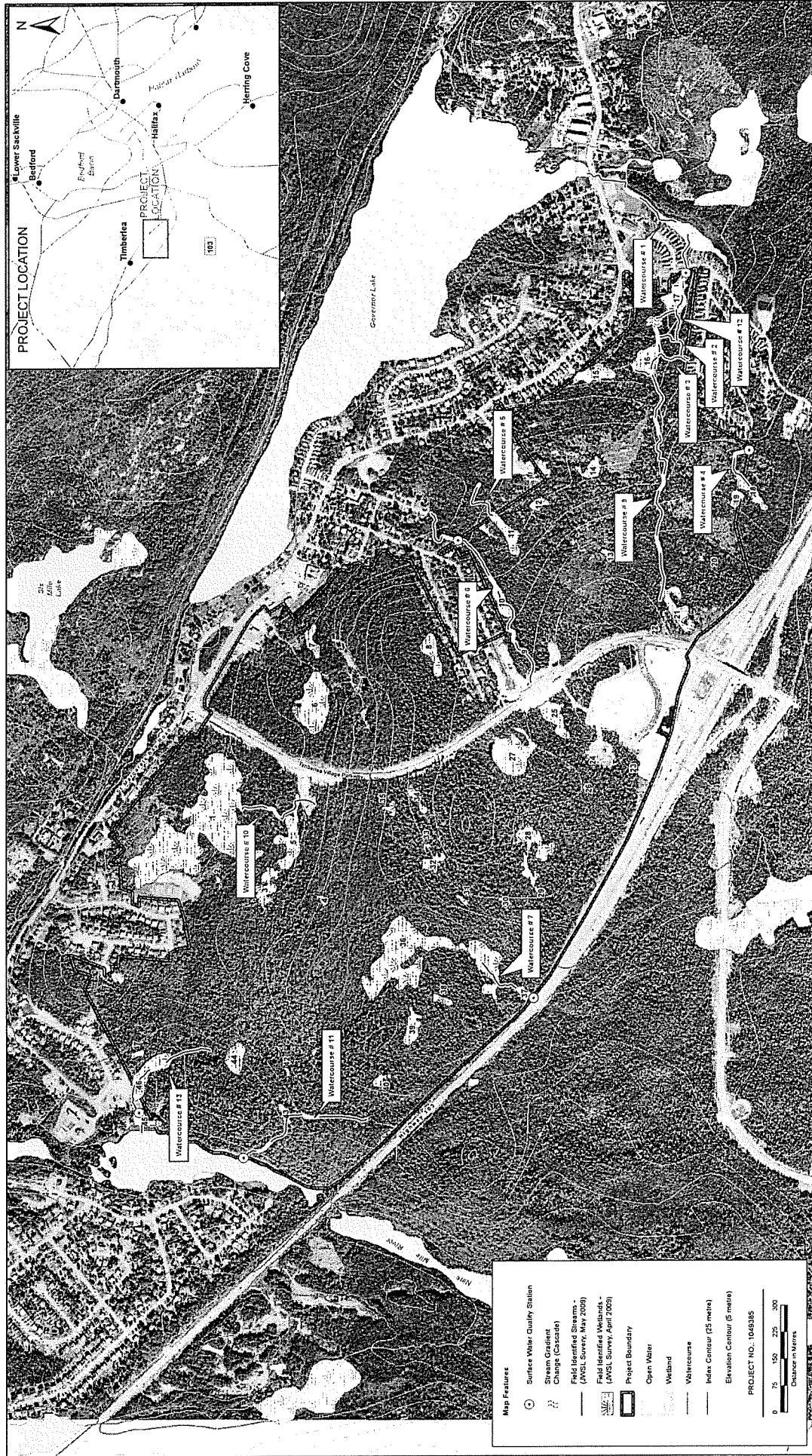
Sincerely,


STANTEC CONSULTING LIMITED



Matt Steeves
Environmental Scientist
Tel: 

Attachment: Figure 1 – Water Quality Monitoring Locations
Water Quality Results and Relevant Guidelines



Client: C. Shupe Approved By: H. Aubrey	Date: January 27, 2010 Scale: 1:10,000 Coordinate System: UTM NAD 83 Zone 20	Brunello Estates Sampling Locations for Brunello Estates Water Quality Monitoring Plan.	Figure 2 
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RESULTS OF ANALYSES OF WATER			Watercourse #7						CCME FWAL
Date		dd/mm/yy	6/21/2011	7/28/2011	8/28/2011	9/22/2011	11/9/2011	11/30/2011	Guidelines
Calculated Parameters	Units	RPL							
Anion Sum	me/L	N/A	-	-	0.250	-	-	0.240	
Bicarb. Alkalinity (calc. as CaCO3)	mg/L	1	-	-	ND	-	-	ND	
Calculated TDS	mg/L	1	-	-	24	-	-	21	
Carb. Alkalinity (calc. as CaCO3)	mg/L	1	-	-	ND	-	-	ND	
Cation Sum	me/L	N/A	-	-	0.460	-	-	0.310	
Hardness (CaCO3)	mg/L	1	-	-	6	-	-	4	
Ion Balance (% Difference)	%	N/A	-	-	29.6	-	-	12.7	
Langelier Index (@ 20C)	N/A		-	-	NC	-	-	NC	
Langelier Index (@ 4C)	N/A		-	-	NC	-	-	NC	
Nitrate (N)	mg/L	0.05	-	-	ND	-	-	-	13
Saturation pH (@ 20C)	N/A		-	-	NC	-	-	NC	
Saturation pH (@ 4C)	N/A		-	-	NC	-	-	NC	
Inorganics	Units								
Total Alkalinity (Total as CaCO3)	mg/L	5	-	-	ND	-	-	ND	
Dissolved Chloride (Cl)	mg/L	1	-	-	9	-	-	6	
Colour	TCU	5	-	-	470	-	240	230	
Nitrate + Nitrite	mg/L	0.05	-	-	ND	-	-	1	
Nitrite (N)	mg/L	0.01	-	-	ND	-	-	-	0.06
Nitrogen (Ammonia Nitrogen)	mg/L	0.05	-	-	ND	-	-	ND	69.7 - 153
Total Organic Carbon	mg/L	0.5	-	-	30	-	-	18	
Orthophosphate (P)	mg/L	0.01	-	-	0.02	-	-	0.01	
pH	pH	N/A	-	-	4.76	-	-	4.67	6.5 - 9.0
Total Phosphorus	mg/L	0.002	0.046	0.046	0.051	0.080	0.037	0.023	
Reactive Silica (SiO2)	mg/L	0.5	-	-	4.9	-	-	4.4	
Total Suspended Solids	mg/L	2	2	2	22	2	ND	2	
Dissolved Sulphate (SO4)	mg/L	2	-	-	ND	-	-	ND	
Turbidity	NTU	0.1	-	-	1.0	1.2	1.4	1.9	
Conductivity	uS/cm	1	-	-	44	-	-	37	
Microbiological	Units								
Escherichia coli	CFU/100mL		ND	ND	1	2	ND	ND	200
Field Measurements	Units								
Water Temperature	°C	0.01	13.61	15.61	16.81	15.58	11.67	5.68	
pH	pH	0.01	4.89	4.8	4.75	5.12	5.02	4.75	6.5 - 9.0
Specific Conductivity	uS/cm	1	42	59	67	29	35	40	
Dissolved Oxygen	mg/L	0.01	6.21	4.97	5.08	8.47	6.48	6.3	5.5
Dissolved Oxygen	%	0.1	59.7	50	51.8	85.2	59.8	55.5	
Total Dissolved Solids	g/L	0.001	0.027	0.038	0.043	0.084	0.029	0.031	
Air Temperature	°C	1	18	17	17	20	14	13	

Values in bold exceed CCME FAL/Recreational guidelines

RESULTS OF ANALYSES OF WATER									
Metals	Units	RDL	Watercourse #7						CCME FWAL
Date		dd/mm/yy	6/21/2011	7/28/2011	8/28/2011	9/22/2011	11/9/2011	11/30/2011	Guidelines
Calculated Parameters	Units	RDL							
Total Aluminum (Al)	ug/L	5.0	-	-	951	-	-	-	100
Total Antimony (Sb)	ug/L	1.0	-	-	ND	-	-	-	
Total Arsenic (As)	ug/L	1.0	-	-	8.0	-	-	-	5
Total Barium (Ba)	ug/L	1.0	-	-	11.4	-	-	-	
Total Beryllium (Be)	ug/L	1.0	-	-	ND	-	-	-	
Total Bismuth (Bi)	ug/L	2.0	-	-	ND	-	-	-	
Total Boron (B)	ug/L	50	-	-	ND	-	-	-	
Total Cadmium (Cd)	ug/L	0.017	-	-	0.133	-	-	-	0.017
Total Calcium (Ca)	ug/L	100	-	-	1540	-	-	926	
Total Chromium (Cr)	ug/L	1.0	-	-	ND	-	-	-	
Total Cobalt (Co)	ug/L	0.40	-	-	0.77	-	-	-	
Total Copper (Cu)	ug/L	2.0	-	-	ND	-	-	ND	2
Total Iron (Fe)	ug/L	50	-	-	1600	-	-	726	300
Total Lead (Pb)	ug/L	0.50	-	-	2.58	-	-	-	1
Total Magnesium (Mg)	ug/L	100	-	-	597	-	-	438	
Total Manganese (Mn)	ug/L	2.0	-	-	122	-	-	70.8	
Total Molybdenum (Mo)	ug/L	2.0	-	-	ND	-	-	-	
Total Nickel (Ni)	ug/L	2.0	-	-	ND	-	-	-	25
Total Phosphorus (P)	ug/L	100	-	-	ND	-	-	-	
Total Potassium (K)	ug/L	100	-	-	1490	-	-	800	
Total Selenium (Se)	ug/L	1.0	-	-	ND	-	-	-	1
Total Silver (Ag)	ug/L	0.10	-	-	ND	-	-	-	0.1
Total Sodium (Na)	ug/L	100	-	-	5110	-	-	3580	
Total Strontium (Sr)	ug/L	2.0	-	-	7.5	-	-	-	
Total Thallium (Tl)	ug/L	0.10	-	-	ND	-	-	-	0.8
Total Tin (Sn)	ug/L	2.0	-	-	ND	-	-	-	
Total Titanium (Ti)	ug/L	2.0	-	-	10.6	-	-	-	
Total Uranium (U)	ug/L	0.10	-	-	1.02	-	-	-	
Total Vanadium (V)	ug/L	2.0	-	-	ND	-	-	-	
Total Zinc (Zn)	ug/L	5.0	-	-	8.7	-	-	8.8	30

Values in bold exceed CCME FAL guidelines