



PO Box 1749  
Halifax, Nova Scotia  
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**Marine Drive, Valley and Canal Community Council  
September 30, 2009**

**TO:** Chair and Members of Marine Drive, Valley and Canal Community Council

A handwritten signature in black ink, appearing to read "Paul Dunphy".

**SUBMITTED BY:** \_\_\_\_\_  
Paul Dunphy, Director, Community Development

**DATE:** September 3, 2009

**SUBJECT:** Request for Water Service Expansion, Home for Coloured Children Lands,  
Westphal

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**INFORMATION REPORT**

**ORIGIN**

- On February 28, 2005, Marine Drive, Valley and Canal Community Council passed the following motion (Item 11.2.1):

*Moved by Councillor Hendsbee, seconded by Councillor Snow, that Halifax Regional Municipality and the Halifax Regional Water Commission be requested to look at the extension of the water serviceable boundary to infill the properties known as the Nova Scotia Home for Coloured Children and the Geldart property as well as other holdings in the immediate area.*

- Information report dated June 3, 2009, regarding a development application made for the Geldart property.

## **BACKGROUND**

A separate Information Report, dated June 3, 2009, titled "Status Sheet Item: Request for Water Service Expansion, Westphal" was provided to Community Council at its June 24/09 meeting. That report presented information regarding the Geldart land holding, noting that staff had received an application for the development of the property and that the potential servicing of that property with central water service would be considered as part of the application process.

This present report deals with the larger area for which Council requested information, including the NS Home for Coloured Children lands plus numerous other smaller surrounding properties. The total area comprises approximately 850 acres, of which the Home for Coloured Children lands is the largest, occupying about 315 acres (see Map 1).

The subject lands are unserviced, but abut fully serviced residential development in the Broom Road/Forest Hills area (water and sewer) and existing development along the Ross Road which is serviced with central water only (see Map 2).

The date of Community Council's Motion in 2005 pre-dated the completion of the Regional Plan, adopted by Regional Council in 2006. The Regional Planning Committee and Regional Council considered the future land use and servicing of this area in preparation of the proposed Regional Plan document and at the public hearing for same.

Under the approved Regional Plan, the area is designated Urban Reserve and zoned Urban Reserve under the Cole Harbour/Westphal Land Use By-law. The Urban Reserve designation and zone is applied to lands that are appropriate for eventual urban-type development (central water and sewer services), but that are not needed for such development in the short term and may require upgrades to sanitary sewer systems in order to facilitate such full-service development. Council's intent of the designation is to ensure an adequate supply of serviceable land beyond time horizon of the current Regional Plan (20+ years).

## **DISCUSSION**

As cited above, the primary purpose of the Urban Reserve designation is to limit development in the short term, until such time as the region's population and housing growth necessitate the extension of sewer and water services to support additional urban-style development. To allow these areas to develop at the present time with on-site services or central water service only, the result would likely be a low density, large lot development form. The opportunity for future full service development would be either erased or financially very challenging to achieve.

Council is also aware that at present, sanitary sewage generated from the subject area would likely flow to the Eastern Passage Wastewater Treatment Plant. This plant is presently at capacity and an

upgrade(s) to the facility is underway. At this time it is not known if, ultimately, the greater Home for Coloured Children area will be able to be accommodated by the Eastern Passage plant.

In this regard, Halifax Water has initiated a Wastewater Management Functional Plan (WWMFP), as outlined in the Regional Plan. This comprehensive study will, in part, make recommendations concerning the longer term expansions to the region's trunk sewer and water infrastructure, taking into account future growth/settlement alternatives, wastewater treatment plant capacities/alternatives and cost implications. The study, anticipated to be complete in roughly eighteen months, will encompass the whole of HRM's urban and suburban areas, and all of Council's designated Urban Reserve areas will be re-evaluated from this perspective. Thus the feasibility of, and options for, providing sanitary sewer service to the greater Home for Coloured Children lands will be determined.

The findings and conclusions of the WWMFP will be a key component of Council's five year review of the Regional Plan, scheduled to be undertaken in 2011.

Given these factors, staff suggests that Community Council and Regional Council await the findings of the Functional Plan and the 5 year review of the Regional Plan before taking action on the provision of water-only service for the subject area.

### **BUDGET IMPLICATIONS**

There are no budget implications associated with this report.

### **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

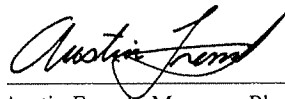
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

### **ATTACHMENTS**

- Map 1: Generalized Future Land Use Map (Regional Plan)
- Map 2: Service Areas Map (Regional Subdivision By-law)

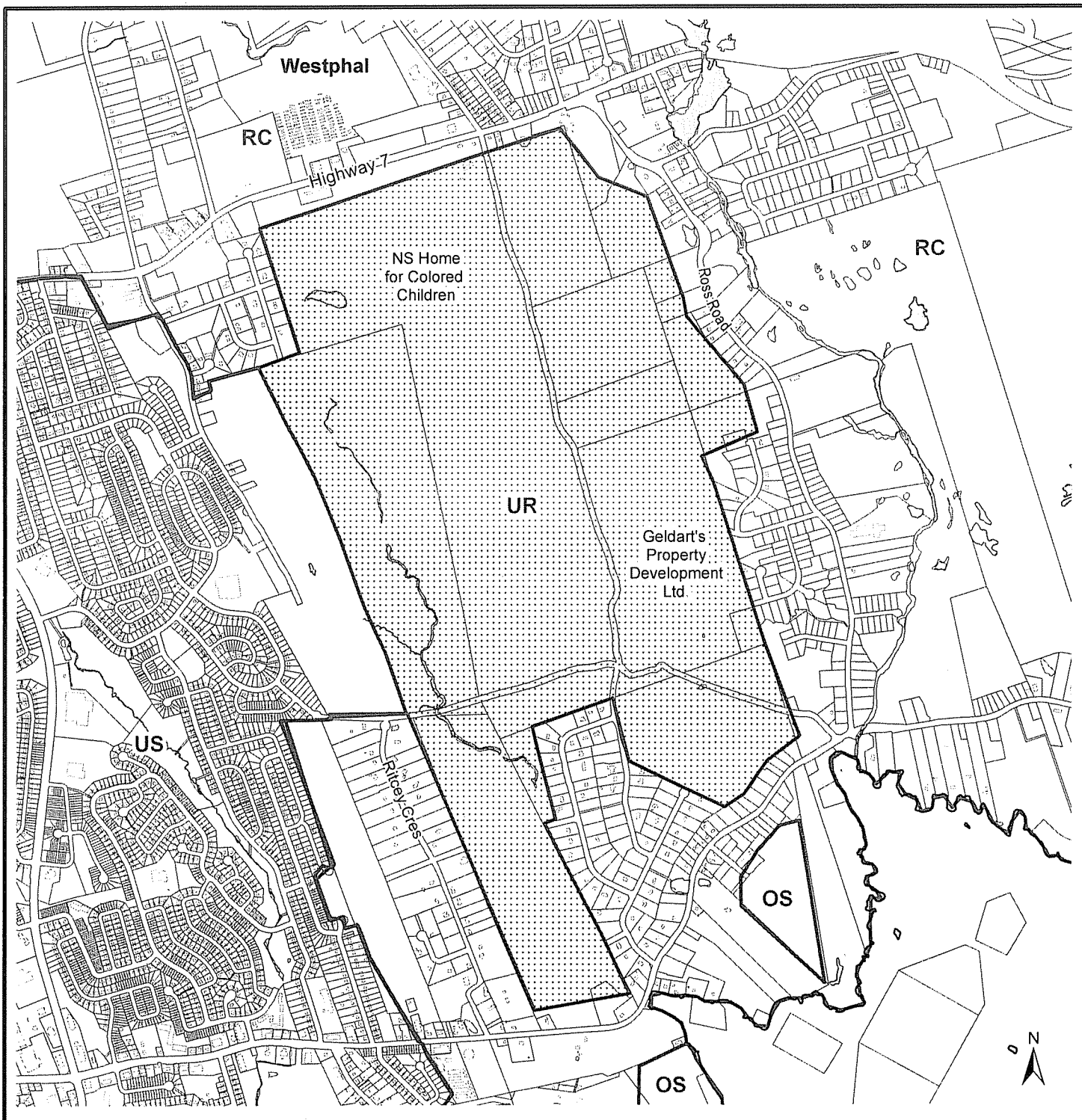
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Roger Wells, Supervisor, Regional and Community Planning, 490-4373



Report Approved by: Austin French, Manager, Planning Services, 490-6717






## Map 1 Generalized Future Land Use

Regional Plan

### Designation

- UR Urban Reserve 
- RC Rural Commuter
- OS Open Space and Natural Resource
- US Urban Settlement

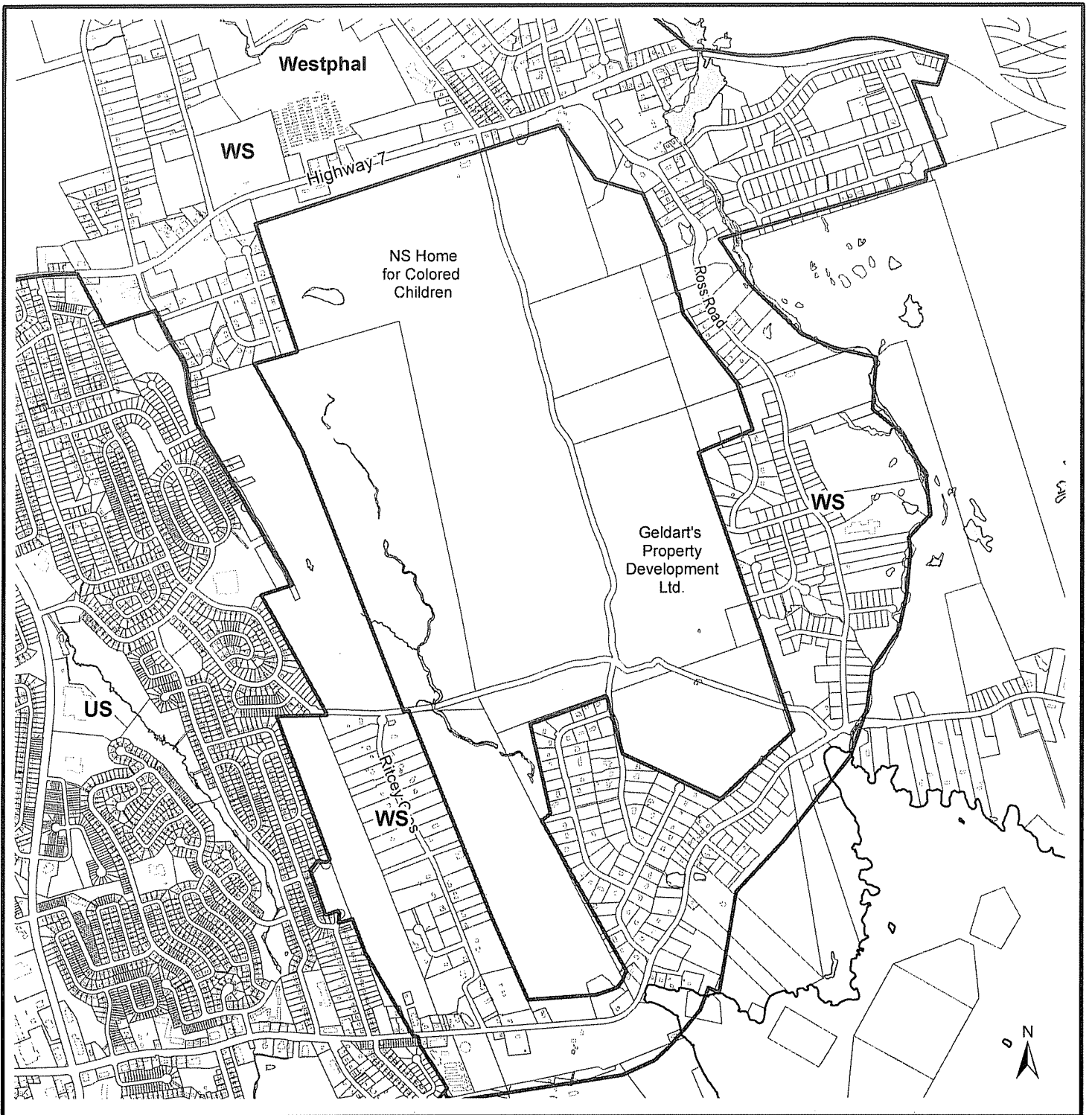
Cole Harbour/ Westphal Plan Areas

**HALIFAX**  
REGIONAL MUNICIPALITY  
COMMUNITY DEVELOPMENT  
PLANNING SERVICES

650 325 0 650 1,300 1,950 Feet

This map is an unofficial reproduction of a portion of the Cole Harbour/Westphal Plan Area.

HRM does not guarantee the accuracy of any representation on this plan.



## Map 2 Service Areas

Regional Subdivision By-law

### Service Area

- US Urban Service (Sewer & Water)
- WS Water Service (Water only)

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Cole Harbour/ Westphal Plan Areas