

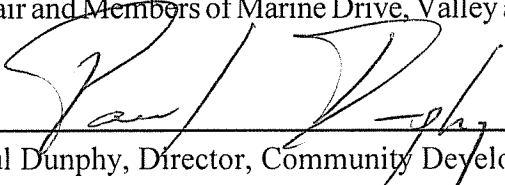


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Info #2

Marine Drive, Valley and Canal Community Council
August 26, 2009

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

SUBMITTED BY: 
Paul Dunphy, Director, Community Development

DATE: June 4, 2009

SUBJECT: Extension of Central Water and Sewer Services, Beaver Bank Road

INFORMATION REPORT

ORIGIN

1. November 13, 2003 - Motion of North West Community Council (item 8.3): Moved by Councillor Johns, seconded by Councillor Harvey that a Staff Report be requested in this regard [consideration should be given to extending the (water and sewer) boundary up to and including Kinsac Road, including Rossley Road].
2. November 25, 2004 - North West Community Council forwarded this item to Marine Drive, Valley and Canal Community Council due to District boundary changes.

BACKGROUND

The request for a staff report stemmed from information provided to Community Council that there were several houses on Tucker Lake between Tucker Lake Road and Rossley Road that were having an impact on the lake. Water sampling taken at that time indicated higher than normal coliform levels, which may have been the result of malfunctioning septic systems.

DISCUSSION

A portion of Beaver Bank Road is serviced with central water and sewer systems (see Map 1). These services terminate at Tucker Lake Road (Tucker Lake Road is also within the service boundary). The extension of sewer services along Beaver Bank Road to Kinsac Road, including Rossley Road, entails approximately 2800 metres of pipe. The number of properties in this area is approximately 112.

Regional Plan Policy

In order to service this area with central sewer service, an amendment to the Regional Plan and the Regional Subdivision By-law would be required. A Plan amendment is necessary to change the area's land use designation from Rural Commuter to Urban Settlement, and a Subdivision By-law amendment would be required to expand the Urban Service Area boundary. This is directed by Policy SU-2 of the Regional Plan.

Policy SU-5 of the Plan provides criteria that must be addressed in considering requests to amend the Urban Service Area to extend sewer services, including:

- that a community visioning process and subsequent plan review is undertaken, except where there are minor adjustments to the Service Area;
- the financial ability of HRM to absorb any costs related to the extension;
- that the lands are within a reasonable distance of existing infrastructure and sufficient capacity exists within the system;
- impacts on natural heritage and availability of existing and committed infrastructure, impacts on density targets and agricultural capability
- compliance with buffer and distance separation policies and regulations for natural resource activities within the Urban Settlement Designation;
- impacts on natural environment and cultural features;
- existing or potential drainage or pollution problems;
- interconnection of urban areas;
- a watershed or sub-watershed study has been completed for the area;
- the lands are adjacent to an existing subdivision serviced with municipal wastewater and water distribution systems;
- that an infrastructure charge is established; if appropriate; and
- the sufficiency of community services in the area and the ability to expand community services to meet future needs.

Under the Regional Plan, the Beaver Bank area is not a designated growth area but rather is within a growth control area (Policies S-25 to S-29). These growth control policies are primarily the result of traffic capacity constraints on the Beaver Bank Road. New residential development is therefore discouraged, as this would exacerbate existing traffic issues. An extension of central services along the Beaver Bank Road would create opportunities for residential infill development, which would add traffic volumes, and as such, no such extensions are contemplated at this time.

Also under the Regional Plan, Policy SU-5 makes reference to Policy IM-9 which states that “the Five Year Review (of the Regional Plan) shall consider amendments (c) to alter a Designation or Centre; and (d) to Water Service Area or Urban Service Area boundaries”. The five year review is schedule to occur in 2011.

Sewer Capacity

Halifax Water has indicated that it has no plans to extend central services along Beaver Bank Road. The Beaver Bank sewer discharges to the Bedford-Sackville Trunk Sewer (BSTS). There are a number of on-going and planned projects related to the BSTS intended to address infiltration and inflow issues in the sewershed. These projects will continue for the next few years and their respective impacts will be monitored as they are completed. As such, there is no available capacity to support an extension to the existing service boundary.

Public Health

It is noted that should the subject area begin to experience a public health issue, for example, contaminated potable water due to malfunctioning on-site sewage systems, remedies would be investigated under the direction of Regional Council and/or Nova Scotia Environment (NSE), including the potential extension of piped services. Alternatives, however, could be pursued, including an education/awareness program regarding the proper maintenance of on-site septic systems. Staff from HRM and NSE could offer assistance in this area.

Financial Implications

Council is advised that any costs associated with central services extensions will be borne solely by the property owners receiving the services (through a Local Improvement Charge By-law) unless the expenditure of municipal funds for such services is approved by Council or external funding from other government levels is obtained. At this time, staff has not prepared an estimate of costs for the extension of central services along Beaver Bank Road to Kinsac Road.

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

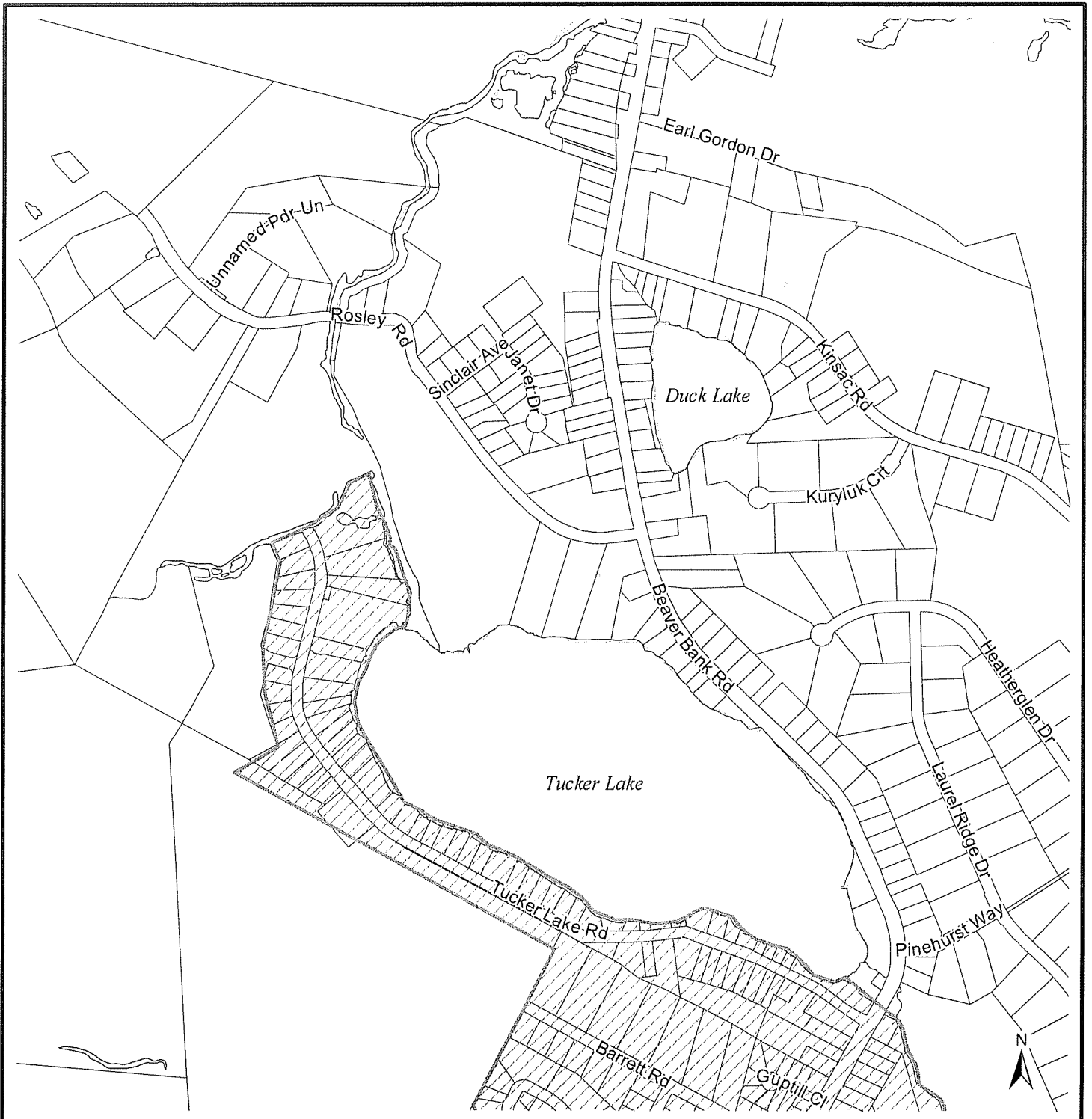
Map 1: Existing Service Boundaries, Beaver Bank Area

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



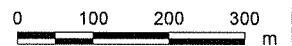
Report Approved by: Austin French, Manager, Planning Services, 490-6717



Map 1
Existing Service Boundaries,
Beaver Bank Area

 Urban Service Area

HALIFAX
 REGIONAL MUNICIPALITY
 REGIONAL AND COMMUNITY
 PLANNING SERVICES



Beaver Bank/Hammonds Plains/Upper Sackville
 Plan Area

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