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PO Box 1749
Halifax, Nova Scotia
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North West Community Council
~~September 25, 2008~~
October 23,

TO: North West Community Council

SUBMITTED BY:

Barbara Prew

Rick Hattin, Chair, Bedford Watershed Advisory Board.

for

DATE: September 16, 2008

SUBJECT: Case 00970 - Bedford West - Sub Area 2 - Stormwater Management Plan and Lake Monitoring Program

ORIGIN

Meeting of May 21, 2008 meeting of Bedford Watershed Advisory Board.

RECOMMENDATION

The Bedford Watershed Advisory Board, upon review of the Bedford West Stormwater Management Plan for West Bedford Holdings Limited regarding Sub-areas 2 as presented in April 2008 document prepared by Jacques Whitford NAWA, Inc. recommends North West Community Council approve the Plan subject to the following conditions set out in Attachment 1 of this report.

BACKGROUND

At BWAB's May 21, 2008 meeting, staff and representatives of West Bedford Holdings Limited presented the Bedford West Stormwater Management Plan for sub-areas 2. The matter was discussed at this meeting and at the Board's subsequent meetings of June 11, 2008, and July 7, 2008. At the July 7, 2008 meeting the Board approved the Plan, subject to the conditions noted in Attachment 1.

BUDGET IMPLICATIONS

None 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.

ALTERNATIVES

None associated with this report.

ATTACHMENTS

Attachment 1

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: Barbara Coleman, Legislative Assistant

Attachment "A"

1. A restrictive covenant requiring homebuilders to place 8" of topsoil on front yards and 6" in rear yards;
2. Jacques Whitford agreed to recommendation on topsoil chemistry to maximize phosphorus removal;
3. West Bedford Holdings Limited to require each property owner to have a Rain Barrel installed;
4. West Bedford Holdings Limited to provide a home owners guide to Best Management Practices for Lawn Care. This guide should be brought back to Bedford Watershed Advisory Board for review once developed;
5. Bedford Watershed Advisory Board to review and comment on the Best management Practices for Lawn Care education program;
6. HRM to amend the lot grading By-law to allow 0.5% minimum slopes on residential lots
7. If water quality test results show incremental trend in Total Phosphorus levels, the application of organic phosphorus fertilizer be prohibited.
8. West Bedford Holdings Limited in addition to street trees to require homeowners on **lots less than or equal to 40' wide** to plant one (1) shade tree in front yard. For lots greater than or equal to 40' wide, two (2) shade trees must be planted.
9. West Bedford Holdings Limited to require Best Management Practices for water quality on private commercial and institutional sites;
10. Underground parking should be implemented.
11. Erosion and sedimentation control for all sites.