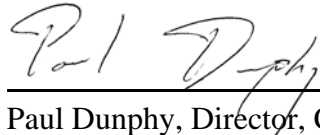


Item No. 3

Halifax Regional Council
April 29, 2008

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Paul Dunphy, Director, Community Development

DATE: April 17, 2008

SUBJECT: Providing Sewer Services to Sidhu Drive, Beaver Bank

INFORMATION REPORT

ORIGIN

At the May 30, 2006 session of Regional Council, staff was asked to provide a report on the process to follow to have Sidhu Drive, Beaver Bank, included in the serviceable boundary for sewer services.

BACKGROUND

Sidhu Drive is an 800 m long cul-de-sac located to the west of the Beaver Bank Road in Beaver Bank. Twenty-two dwellings on approximately 6000 sq. m. (1 ½ acre) building lots front on the street (refer to Map 1 attached to this report). These lots are currently serviced with on-site wells and septic systems. Central water *and* sewer services are located along the Beaver Bank Road.

Under the Regional Municipal Planning Strategy, almost all of Sidhu Drive is situated within the Rural Commuter Designation. The exception are the two properties situated at the corner of Sidhu and Beaver Bank Road, which lie within the Urban Settlement Designation, where both sewer and water services are available. The Regional Plan does not designate the area as a Growth Centre.

Under the Regional Subdivision By-law, the two properties at Sidhu and Beaver Bank Road are situated in the Urban Service Area (both sewer and water service available). The remainder of Sidhu Drive is within a Water Service Area, however water mains have not been installed.

DISCUSSION

In order to service Sidhu Drive properties 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.

Policy SU-5 also 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”.

In summary, staff advises that unless exceptional extenuating circumstances are demonstrated, for example health concerns associated with on-site well and septic system servicing in an area, specific requests for extensions of central sewer and water systems should only be considered in the context of the five year review of the Regional Plan, and in accordance with Policy SU-5. Council is also aware 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 is obtained.

Council is further informed that staff of HRM and Halifax Water is developing a more formalized

process to administer requests that are received by Council or staff regarding the extension of water and sewer services, including the process for instituting Local Improvement Charges. A report on this matter will be brought forward to Council in the near future.

BUDGET IMPLICATIONS

None.

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.

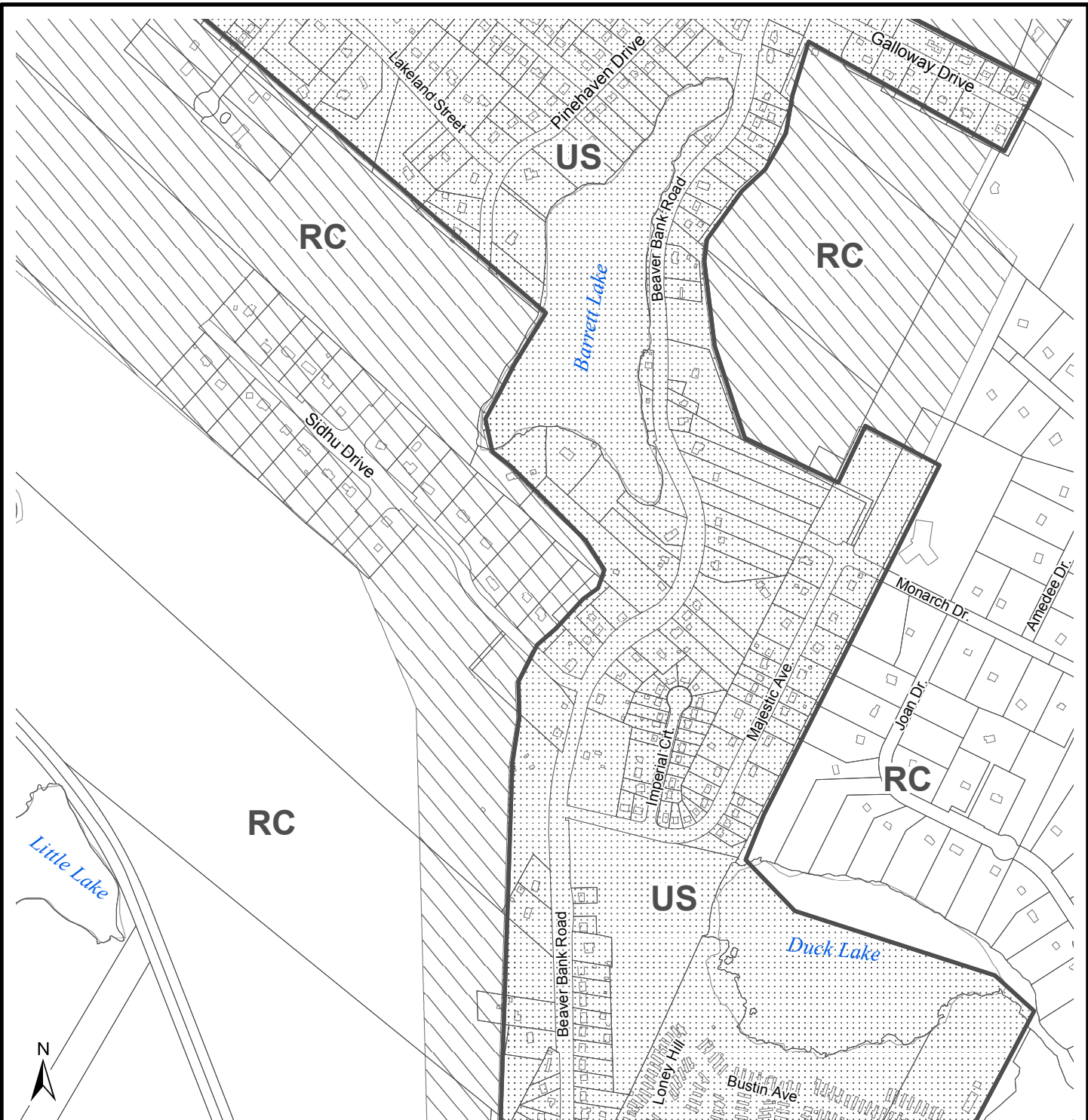
ATTACHMENTS

Map 1 - Regional Plan Generalized Future Land Use and Service Area Boundaries

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 : Fred Wendt, Planner, 490-3971
Roger Wells, Supervisor, Regional and Community Planning, 490-4373

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



Map 1 - Regional Plan Generalized Future Land Use & Service Area Boundaries

Sidhu Drive Area
Beaver Bank

-  Urban Service Area
-  Water Service Area

Planning Districts 15, 18, & 19

Designation

- RC Rural Commuter
- US Urban Settlement



This map is an unofficial reproduction of a portion of the Regional Generalized Future Land Use Map for Planning Districts 15, 18, & 19.

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