

Case 01298

Planning Services

Extension of Central Water Service to Giles Drive, Bedford

**Halifax Regional Council
August 2, 2011**



Case 01298

Planning Services

Public Hearings (Concurrent)

1. To Amend the Regional Subdivision By-law to extend Water Service Area Boundary
2. To Approve Local Improvement Charge (LIC) By-law L-133



Overview

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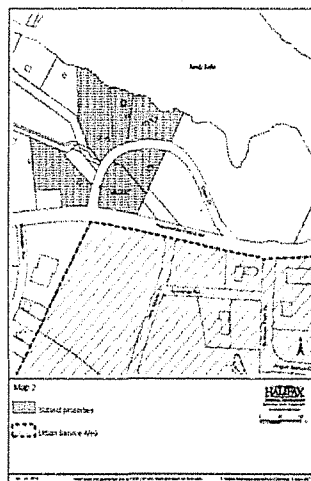
- **Origin:**

- Aug. 4/09 Motion of Regional Council: Initiate process
- Nov. 16/10 Motion of Regional Council: Approval of HRM financial contribution to project and First Reading for Reg. Subd. By-law amendment
- July 5/11 Motion of Regional Council: First Reading for LIC By-law



Giles Drive, Location

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Background

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- In late 2007/08, residents began experiencing water quality issues
- Regional Plan Policy (SU- 14)
 - Study required
 - Input from CD, IAM, HW, TPW



Discussion

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- Highlights of Consultant's Report
 - Water issues coincident with const'n work in business campus
 - Giles Dr. properties outside area req'd for blasting survey
 - Unique geological characteristics in the area



Discussion, con't

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- With on-going Bedford West development, continued risk of well water quality/quantity issues
- Longer term development considerations for larger area



Discussion, con't

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Consultant Report's Conclusion:

Given proximity to piped water, past and on-going issues, and longer term development considerations, extend Water Service Area to include existing Giles Drive properties



Discussion, con't

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Recommended Solution:

- Installation of "interim" water laterals until larger area is fully serviced
- This addresses problem and minimizes cost to residents



Discussion, con't

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Wastewater System Implications (Policy SU-20)

- Important to properly maintain septic systems
- Signed letters from property owners agreeing to do so



Discussion, con't

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Funding Considerations:

- Cost of recommended solution = \$150,000
- PCAP application not successful
- HRM contribution of \$50,000 (Nov. 16/10)
- External contribution of \$50,000
- Outstanding amount = \$50,000, to be re-couped through LIC for the 5 properties (\$10,000 each)



Discussion, con't

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Local Improvement Charge By-law

- Survey Letters to the 5 property owners (Apr/11) re. \$10,000 LIC
- Responses: 4 in favour, 1 no-response



Recommendation

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Staff recommend that Regional Council:

1. Approve By-law L-133 (LIC) as per Attachment A of staff report;
2. Approve the Project Budget in the amt. of \$150,000 (\$50,000 from West Bedford Holdings Ltd., \$50,000 from Operating Cost Ctr. M421 and remaining monies funded from LIC By-law L-133);



Recommendation, con't

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3. Authorize HRM and Halifax Water to be the contracting agencies for the work;
4. Approve the amendment to the Regional Subdivision By-law to extend the Water Service Area boundary as per Attachment B of staff report



