

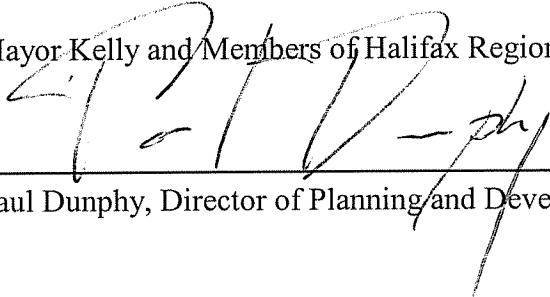


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Halifax Regional Council
February 14, 2006

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning and Development Services

DATE: February 8, 2006

SUBJECT: **Timberlea, Lakeside and Beechville Service Boundary and Bedford West Master Plan**

INFORMATION REPORT

ORIGIN

Timberlea, Lakeside and Beechville

- April 5, 2005 Information Report on Timberlea, Lakeside, Beechville (TLB) Sewage Treatment Plant Capacity;
- June 28, 2005 Supplementary Report was deleted from the July 5, 2005 Regional Council agenda; and
- Information Report dated July 27, 2005 tabled at Regional Council on August 9, 2005.

Bedford West Master Plan

- On February 11, 2003, Regional Council approved the boundaries of the Bedford West Master Plan Study Area and the creation of a Public Participation Committee (PPC) to oversee public consultations and collaborate with staff and property owners in preparing a master plan.
- On October 4, 2004, staff presented the results of the Greenfield Study and Regional Council confirmed Bedford West as a future area for development.

DISCUSSION

The Halifax Treatment Plant can accommodate, if directed by Council:

- a significant portion of the Timberlea, Lakeside, Beechville service area;
- a portion of the Bedford West Master Plan area;
- infill development within the Halifax Service Boundary.

This solution would accommodate the population growth projection for the next 25 years. With respect to the Timberlea, Lakeside, Beechville service area, focus of this solution has been upon the Westgate lands under development agreement, current applications and infill properties. Staff have not been able to identify a servicing solution for the large vacant backlands in the Timberlea, Lakeside, Beechville service area. A Municipal Planning Strategy amendment will therefore be required to reduce the current Timberlea, Lakeside and Beechville Service Boundary.

This determination is based on a number of estimates and certain future commitments. One is the estimated total volume of sanitary flows to the Halifax Sewage Treatment Plant (STP). Actual flows will not be known until the Halifax plant becomes operational in 2007. Other estimates are the rates of population growth in this sewer shed and the estimate of sanitary discharge per person. Provincial regulation may also influence the total amount of available capacity.

Effluent from Timberlea, Lakeside, Beechville service boundary area and Bedford West Master Plan areas along with other vacant lands and existing users would use the Mainland North and Halifax Peninsula sewage collection systems. Various analyses are currently underway to determine the characteristics of the existing collection system and the impact of directing additional wastewater flows to this collection system

Timberlea, Lakeside, Beechville Service Boundary

The June 28, 2005 Supplementary Report was not discussed by Regional Council. Since that time both HRM staff and Westgate representatives have been exploring options for the wastewater flow. Fundamental to the options is a financial contribution from Westgate towards the solution. This concept will also apply to other undeveloped lands which will benefit from any infrastructure solution.

One option being reviewed is to determine if there are alternate ways to handle the treated effluent that would be discharged from an expanded Lakeside/Timberlea Sewage Treatment Plant. One of the servicing scenarios involves the use of a combination of irrigation and wetlands. The Nova Scotia Department of Environment and Labour (NSEL) recently indicated that they have given concept approval to the combination of irrigation and subsurface treatment and would be willing to consider a detailed full application for approval.

A second option is redirecting flow from the TLB area to the Halifax STP. This option would require construction of a new sewage collection system to carry wastewater from the Timberlea, Lakeside,

Beechville area to the Mainland North and Halifax Peninsula sewer systems and then to the Halifax Sewage Treatment Plant. Analysis of a proposed sewage collection system from the Timberlea area as well as analysis of the existing Mainland North and Halifax Peninsula collection systems are currently underway.

Next Steps

- Staff will present a high level overview of both the technical issues and estimated costs at a Committee of the Whole meeting in Spring of 2006.
- This presentation will also provide details of options and financial implications.
- At the COW meeting, staff will seek direction regarding Regional Council's preferred option.
- Staff will then finalize technical and financial details of the selected option and complete negotiations with benefiting land owners.
- Finally, staff will return to Regional Council with a presentation and report to implement the selected option.

Bedford West Master Plan

Since being given the Council mandate, the Bedford West Public Participation Committee (PPC) and staff have been working on a framework for development of this area. The PPC hosted three public information meetings, held two weekend workshops as well as their regular meetings. A draft secondary planning strategy for Bedford West has been prepared and endorsed by the Public Participation Committee.

The infrastructure requirements for the development of the Bedford West Master Plan area and the resulting Capital Cost Contribution analysis is currently underway. Much of the analysis being undertaken for the Timberlea, Lakeside, Beechville Service Boundary issue (see above discussion) is required for the Bedford West Master Plan as both areas will discharge into the same sewage collection system towards the Halifax STP. It should be noted that a significant portion of Bedford West will also discharge into the Mill Cove Sewage Treatment Plant in Bedford.

Next Steps

- The draft secondary planning strategy for Bedford West will be forwarded for review by the North West Planning Advisory Committee (NWPAC) on March 1, 2006.
- A recommendation from the NWPAC is anticipated to be submitted to a joint meeting of the North West, Chebucto, and Western Community Councils mid-March, 2006.
- The Joint Community Council recommendation would be submitted to Regional Council to set a public hearing date for approximately the end of April, 2006.
- The infrastructure analysis and negotiations for the Bedford West Master Plan Capital Cost Contribution is anticipated to be completed in Spring of 2006. This proposed timing is dependent on many factors associated with the present infrastructure needs and analysis.
- A report for the subdivision bylaw amendments related to the Bedford West Master Plan Capital Cost Contribution (CCC) will be submitted to Regional Council to set the CCC public hearing date for approximately end of May, 2006.

The next steps for both Timberlea, Lakeside, Beechville Service Boundary issue and Bedford West Master Plan requires input from other agencies (NSEL, PAC) in addition to HRM staff and may impact the proposed timing. Therefore, if there are any significant changes to the proposed timelines for either Timberlea, Lakeside, Beechville or Bedford West, staff will inform Council.

BUDGET IMPLICATIONS

None at this time.

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

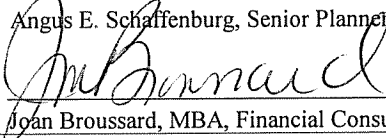
None at this time.

ATTACHMENTS

None

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.

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