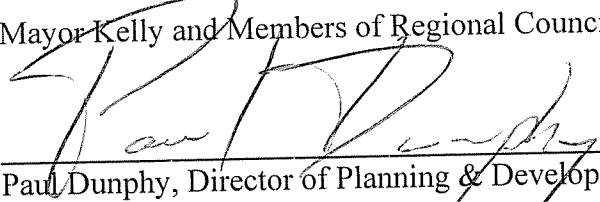
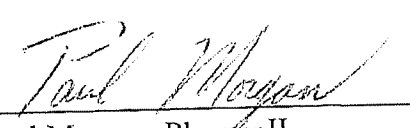


REGIONAL COUNCIL
November 12, 2002

TO Mayor Kelly and Members of Regional Council

SUBMITTED BY 
Paul Dunphy, Director of Planning & Development Services


Paul Morgan, Planner II

DATE November 4, 2002

SUBJECT Project 00088 -Governor's Lake North Master Planning Study

INFORMATION REPORT

ORIGIN

At the July 9, 2002 session of Regional Council, a motion was passed requesting a report on the possibility of approving Phase One of the Governor's Lake development while the Master Plan study was ongoing.

BACKGROUND

At the December 1, 1998 session of Regional Council, a motion was approved to initiate master planning studies in four areas of the Municipality. One of the study areas encompassed lands on the north side of Governor's Lake and the Nine Mile River system. Two of the primary land owners, Parkdale Developments Ltd. (over 700 acres) and Kimberly-Lloyd Developments Ltd. (120 acres), had proposed development on central sewer and water systems. These proposals would necessitate an amendment to the service boundary established under the Municipal Planning Strategy for Timberlea, Lakeside, and Beechville. The master plan study was initiated in response to this issue. The study terms of reference and a public participation program were subsequently approved by Council in June, 1999.

A preliminary design brief was prepared and presented at a public meeting held in Timberlea in June, 1999. A more detailed study was then undertaken by consultants for Parkdale Developments and submitted in June 2000, followed by submission of a traffic impact analysis in September, 2000.

The proposed street layout and service boundary extension is illustrated on the consultant's master plan is presented on attachment I.

DISCUSSION

Two issues have emerged during the review of the plan that remain unresolved.

Sanitary Sewage Treatment:

Sanitary sewage effluent was proposed to be directed to the Municipality's treatment plant on the Nine Mile River in Timberlea. The proposal initially appeared reasonable as the lands to be developed were upstream of the plant and within the Nine Mile River watershed which allowed a collection system to be designed primarily based on gravity flow.

The treatment plant was originally designed in the late 1970s for a phased expansion which would ultimately serve a population of 30,000 persons. The population within the service boundary is currently around 8,500 persons and the plant is presently licensed by the Province to service a population of 10,000.

During the approval process for the Westgate golf course community, concerns were raised regarding the capacity of the treatment plant to receive additional flows. The Westgate development, which is within the established service boundary, included over 3,200 housing units on 530 acres of land located immediately to the east of the treatment.

The question which arose during the Westgate approval process was whether the original population projections could be achieved under the updated provincial guidelines which now apply to sewage effluent discharged into a fresh water body. This is particularly important for the Nine Mile River which experiences very low flows during the summer. Under the development agreement approved for the Westgate community earlier this year, the number of housing units was restricted to 750 until the capacity of the plant could be determined. Regional Council subsequently authorized an assimilative capacity study for the Nine Mile River to assist in this determination.

The consultants for this study have monitored the river and undertaken a modelling analysis. A draft preliminary report has recently been submitted to a steering committee comprised of municipal staff with an observer from the N.S. Department of the Environment and Labour. Initial findings suggest that the original assumptions regarding the treatment plant capacity may not be valid. Therefore it may not be possible to allow for any expansion to the service boundary for this community.

The consultants for Parkdale Developments were made aware of this possibility. In response, an alternative servicing proposal was recently submitted to staff for evaluation. The proposal entails pumping effluent through a force main to the Halifax sewage collection system. The force main would be located within the former CNR right-of-way (now a rails to trails project) which runs along

the north shore of Governor's Lake and would extend to an existing pumping station in the Bayer's Lake Business Campus. The effluent would then be conveyed into the Halifax system.

Parkdale's consultants also proposed diverting effluent from portions of the existing Timberlea service boundary into the Halifax system through the new force main and entering into a cost-sharing agreement with the Municipality for the upgrading of infrastructure.

Staff has referred this proposal to CBCL to include in the regional Greenfield Study they are doing for the Municipality. The Greenfield Study is examining the costs and benefits of ten large vacant land areas and their potential for development. CBCL will evaluate the technical feasibility of this proposal and review the cost estimates.

The steering committee for the Nine Mile assimilation capacity study will also be requested to comment on this proposal once it's review of the study is completed. Particular consideration will be given to the merits of diverting sewage flow from the existing development within the Timberlea service boundary.

The Road Network:

Parkdale proposed to construct two new accesses from the existing road network to its development. One would be an extension of the Timberlea Village Collector northward from the intersection at the St. Margaret's Bay Road and the other would extend eastward from the Lakeside Business Park. The concept plan also showed a future extension to Lacewood Drive which would be the responsibility of the Municipality (refer to attachment I for the proposed road connections).

At the initial public meeting in 1999, concern was raised about the additional traffic levels that this development could pose on the St. Margaret's Bay Road. Staff and the proponents were urged to try to find an alternative route to the urban core. The traffic analysis undertaken for Parkdale indicated that future traffic levels may ultimately warrant twinning the St. Margaret's Bay Road along the eastern portion, as well as a number of upgrades to intersections. It should be noted that the Municipal Planning Strategy for this community does not support twinning of the highway.

The potential for alternative transportation routes is actively being reviewed under a transportation study sponsored by the Municipality and the N.S. Department of Transportation & Public Works. The study is examining transportation improvements needed for the area encompassing the Bayer's Lake and Lakeside Park Business Campuses, through to the Prospect Road intersection.

Consultants for this study were given all submissions received pertaining to the Governor's Lake North master plan area and have advised that alternative transportation proposals to service this development will be proposed. A draft copy of the final report has been submitted and is under review by the steering committee.

Implications for Phasing

Until outstanding issues pertaining to the sanitary sewer and transportation system design are resolved, any consideration of a first phase of this development would be premature. More generally, staff would not support proceeding to grant any development approvals in an area where a master planning process is on going. Among other matters, the master plan is intended to address infrastructure requirements and the cost-sharing arrangements to be made under the Municipality's recently approved capital cost contribution policy.

BUDGET IMPLICATIONS:

Will be more fully explored in subsequent staff report(s).

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:

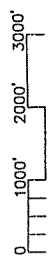
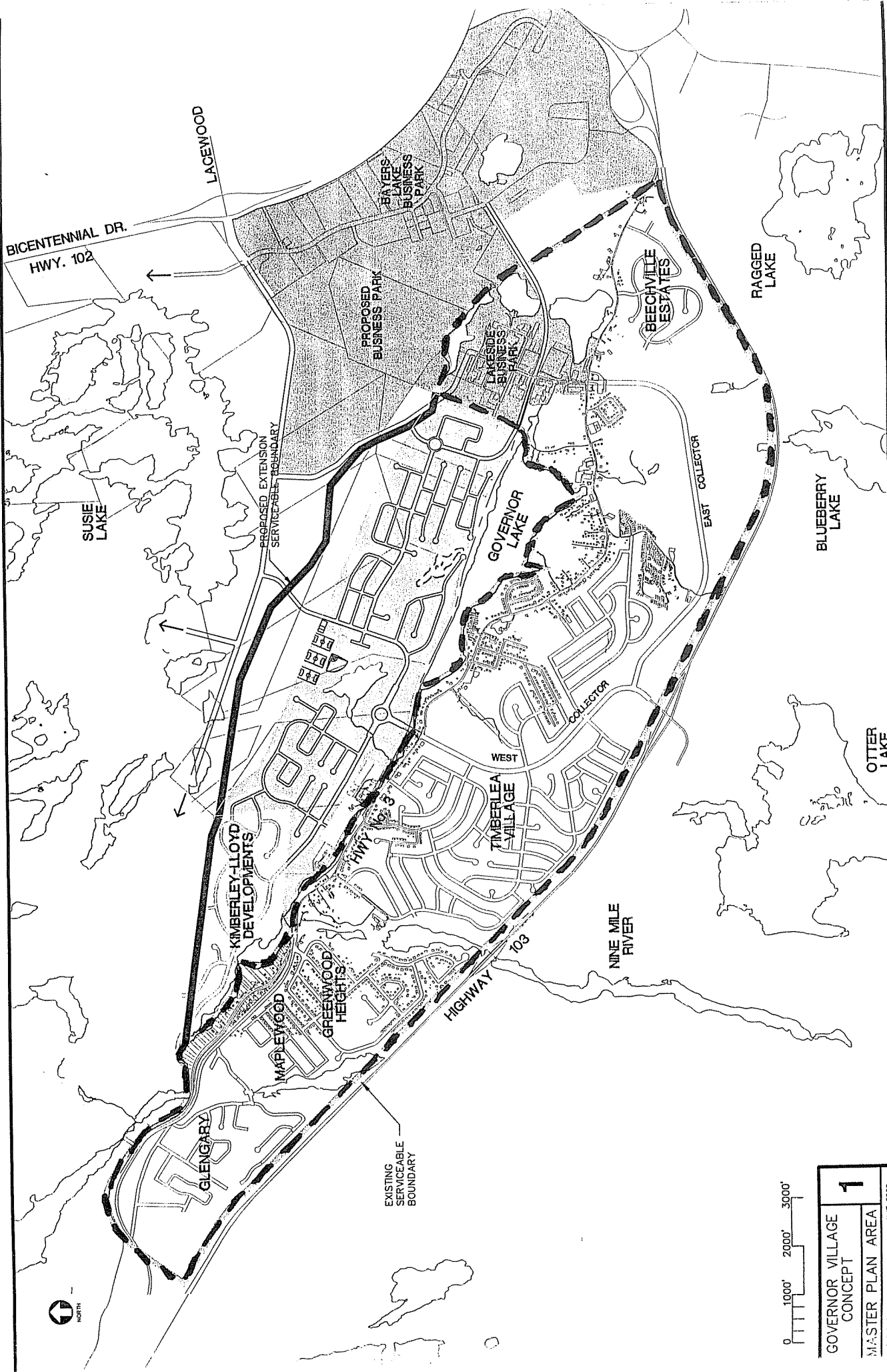
None at this time.

ATTACHMENTS:

Attachment 1 - Concept Plan - Governor's Lake North

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Paul Morgan, Planner, tel: 490-4482; fax: 490-4406



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GOVERNOR VILLAGE CONCEPT	
MASTER PLAN AREA	
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