



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Community Council

TO: Chair and Members of North West Community Council

SUBMITTED BY:

S. Elmore
for

Dr. Wayne Stobo, Chair, Halifax Watershed Advisory Board

DATE: March 1, 2006

SUBJECT: **HWAB Recommendations - Case 00829: Development Agreement for Commercial Uses on the South Side of Sackville Drive near Millwood Drive**

INFORMATION REPORT

ORIGIN

At the 18 January 2006 Board meeting, Mr. Angus E. Schaffenburg, Senior Planner, presented a proposal from the Terrain Group to enter into a Development Agreement to permit a commercial development on the South Side of Sackville Drive near Millwood Drive in Sackville.

The agreement calls for the construction of 4 commercial buildings (uses to be determined at a later date), one of which will be set back 20 metres from an unnamed watercourse that feeds the Little Sackville River.

RECOMMENDATIONS:

The Watershed Advisory Board appreciates this opportunity to review the Development Application and to make the following recommendations which are related specifically to the protection of the watershed and the natural environment. Related to this application, the Board's interest is related to potential impact on the Little Sackville River (LSR).

- 1) The Board is very pleased that three oil/grit separators are to be installed to process the stormwater runoff from the development. The Board recommends that the oil/grit separators be of sufficient capacity to process the stormwater runoff from the entire site. The Development Agreement (DA) should specify that the proponent is required to follow all manufacturers' recommendations for servicing, cleaning and maintenance of these oil/grit separators. Copies of the maintenance reports are to be forwarded to HRM and the Board for review.
- 2) The Board recommends that the Sackville Secondary Planning Strategy be followed for this site, especially policies LSR-4 and LSR-6:

Policy LSR-4 of the Sackville MPS states, "*HRM shall seek ways to mitigate any negative impacts of runoff and stormwater from existing development on surface water resources...*", and in section 7.1.1: Pervious Surface, it expands on this objective "*...to limit impervious surfaces to no more than 25% of the gross area of the proposed development.....efforts should be concentrated on simply reducing the existing amount of impervious surfaces*".

The Board supports this objective and recommends that as much as possible of the existing pavement be removed to allow for ground water recharge to meet the 25% limit.

Policy LSR-6, section 7.1.3: Stormwater Management, states "*...there will be a need for stormwater to be controlled to remove sediments and phosphorous.....opportunities to incorporate stormwater management techniques at the redevelopment or reconstruction phases of projects, is important.*"

Water retention and storm surge is an ongoing problem for the LSR, thus the Board recommends that a Stormwater Management Plan be developed to regulate stormwater flow rates into the LSR at pre-development levels, and storm water be treated to prevent pollution from entering the LSR (see below).

- 3) The Board recommends the proponents' plans for the water retention and sedimentation controls be included as part of the DA. These include the creation of a cut-off ditch on the south side of the property, with fabric filter fence to contain sediment during construction, the use of 'rumble rock' on the entrance road during construction to shake mud off the tires of vehicles entering and leaving the site, and the installation of permanent stormwater retention containers to ensure post-construction runoff matches pre-construction runoff.

- 4) The proponent proposes to employ a post-construction open ditch design lined with rock rubble (rather than pipe) in the north-east corner of the property to allow runoff infiltration. However the board recommends that the drainage channel should be designed to allow water infiltration and facilitate 'polishing' of runoff (such as the 'Green Gabion' technique planted with local vegetation) before release into the brook.
- 5) The Board recommends the construction of a permanent berm, or planting of a tree hedge, along Sackville Drive, to stop litter from blowing off the site and collecting in the ditches along Sackville Drive.
- 6) The Board is concerned about the current runoff into the brook from upstream development (runoff from the cemetery). The cumulative effect of that runoff, with the possible increase in runoff from this development, may damage the brook and result in increased run-off into the LSR. Water retention devices, or landscaping (such as a grassed swale) should be employed to prevent any increased runoff from above the site impacting upon the brook.
- 7) The proponent has proposed a 20 metre setback of the building from the brook on the west side of the property. The Board recommends that the setback be 30 metres, consistent with our guidelines. The Board also recommends remedial action be taken in this setback area to preserve existing trees and replant the area using native species; this area should then be protected as an undisturbed buffer zone.
- 8) The Board is concerned over the size of the impervious surface that will be developed due to the number of proposed parking spaces; any reduction would be encouraged.
- 9) The Board recommends that the DA include an environmental bond from the developer to ensure there is no silt runoff from the site, and that this bonding notice be posted on the construction site.
- 10) The Board is also concerned over the potential for an increase in sewage from this site and the effect that any increase will have on the sewer system that over-flows into LSR during major rain events. The Board recommends that the DA require that sewage release from this site be no more than the equivalent amount of R1 housing.
- 11) The Board recommends that the proponent use sand rather than salt for winter maintenance of the parking lot.

BACKGROUND:

The new development will be on the south side Sackville Drive, near Millwood, Sackville. The new development will consist of 4 new commercial buildings, one of which will be 20 metres from an unnamed feeder brook to the Little Sackville River.

The Little Sackville River is over 11 kilometres long and is the biggest tributary to the Sackville River. The LSR is the very important natural feature of Sackville and is habitat to over 13 species of fish. The LSR is prime Atlantic Salmon spawning and rearing habitat as well as other inland species habitat that are threatened by siltation, urban runoff, and loss of floodplain and riparian buffer.

The streambed has been cleaned through the use of habitat improvement devices, and spawning trout and salmon have been noted in the river annually since the late 1990's. Fish and invertebrate surveys have found young-of-the-year salmon and trout, and a diversity of insects. Water quality has improved but needs further improvement and strong mitigative action to prevent any degradation. Stormwater runoff from parking lots and roadways continues to carry litter and chemicals into the stream. Developers are being encouraged to enhance conservation of the LSR in many ways, one of which is to encourage the use of storm-drainage sediment traps to remove debris and possibly some of the chemicals before surface runoff reaches the brook. The river is showing signs of recovery with improved quality of physical and chemical parameters. This "engine" of the Sackville River will require careful management and protection.

A copy of this report can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by :

Dr. Wayne Stobo, Chair, HWAB