

Mr. Andrew Bone, Planner I,
Halifax Regional Municipality,
P.O. Box 1749, Halifax,
Nova Scotia B3J 3A4

Dear: Mr. Bone,

Re: Case 00760- Application by Kingston Investments, Sackville Drive PID#00376848

This letter is written in response to your presentation to the Halifax Watershed Advisory Board on Wednesday, 16th March 2005, of the proposal by Kingston Investments Limited to rezone the property on Sackville Drive, from PC (Pinehill/Cobequid) to ODC (Outdoor Display Court).

We understand that the developer is planning a mixed use commercial building with a foot print of 11,799 square feet, on this site, as well as an outdoor display court. We also understand that central sewer and water can be made available to the site. The site is approximately 3 acres in size and slope from Sackville Drive to the Little Sackville River. There is a significant grade change on the back quarter of the property which is undeveloped. Portions of the site are within the 1/100 year floodplain.

As you know, the chief concern of the Board is the protection of the watershed and the natural environment. While the Board is not opposed to the rezoning, it does have a number of concerns regarding the effect of run-off from the site on the Little Sackville River - in terms of both volume and contaminants.

The Board recommends that the following matters be addressed in the planning process of this site:

RECOMMENDATIONS:

- 1) Policy LSR-4, 7.1.1, Pervious Surface, states: "HRM shall seek ways to mitigate any negative impacts of runoff and stormwater from existing development by limiting impervious surfaces to no more than 25% of the gross area of the proposed development--and efforts should be concentrated on simply reducing the existing amount of impervious surfaces". The Board recommends that as much as possible of the existing runoff patterns be maintained for ground water recharge to meet the 25% limit.
- 2) Policy LSR-6, 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."

As water retention and storm surge are ongoing problems for the Little Sackville River (LSR), the Board recommends that a Stormwater Management Plan be developed by a Registered Professional Architect that will hold back stormwater to pre-existing rates and stormwater be treated to prevent pollution from entering the LSR.

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- 3) The Board recommends that an oil/grit separator be installed that can handle the storm water runoff. All manufacturer's recommendations for servicing, cleaning and maintenance be followed and forwarded to HRM and the Board for review, on an annual basis.
- 4) The Board recommends that on-going stormwater testing be carried out to determine the quality of the stormwater run-off. Water quality of the LSR should be tested above and below the discharge of the storm water from the site.

Testing should be done quarterly (at least at Rcap level) with the results being submitted to HRM and the Board for review. If it is found that the water quality of the receiving waters are being degraded, the developer should be responsible for remedial action.

- 5) The Board agrees with HRM that the floodplain and back slope should be acquired by the Municipality for pathways, tree retention and floodplain protection.
- 6) The Board recommends that the Sackville Secondary Planning Strategy be followed for this site.
- 7) The Board recommends that the mature pine trees on the site be saved if possible.
- 8) The Board recommends that a landscape architect be hired to design the landscaping of the site.
- 9) The Board recommends that a stormwater retention pond be built to treat and hold back storm water (see #2 above).
- 10) The Board recommends that, if petroleum products are stored on site, then proper containment equipment and an appropriate alarm system be installed to prevent accidental oil spill into the LSR.

For your information, attached is a brief summary of recent rehabilitation work on the Little Sackville River.

Wayne Stobo, Chair
Halifax Watershed Advisory Board

c.c NWCC Members

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

Although much is still required to be done, 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 1990s. Fish and invertebrate surveys have found young-of -the-year salmon and trout, and a diversity of insects. Water quality has improved but needs more work. Stormwater runoff from parking lots and roadways continues to carry litter and chemicals into the stream.

The SRA is working with developers on a number of fronts, one of which is to encourage the use of storm drain sediment traps to remove debris and possibly some of the chemicals before surface runoff reaches the brook. The river is showing signs of recovery and the SRA will continue their efforts to restore fish habitat, both the physical and chemical quality of the stream. This "engine" of the Sackville River will require careful management and protection to build on this fledgling recovery process.

All efforts should be taken to protect and where possible improve both the water quality and quantity of the LSR.