

Port Wallace: Municipal Services

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The following report has been prepared to address the servicing constraints and requirements in conjunction with the Land Suitability Analysis being completed by WSP on behalf of the land owners within the Port Wallace area.

HALIFAX Regional Council approved staff proceed with the Secondary Planning Process for the Port Wallace Area at the February 25, 2014 session. A requirement of the process is to undertake a Land Suitability Analysis. Halifax Water has been a member of the Steering Committee to review the servicing plan for the Port Wallace Area.

The final land area and density is yet to be determined through this process and may have an impact on the sizing and timing of certain infrastructure components.

The provision of water and wastewater services was reviewed in the Cost of Servicing Plan (COS) – Regional Planning Greenfield Sites (February 2009, CBCL). This study assumed two areas (approximately 1000 hectares) being developed at a density of 9 units per acre. Cost estimates for the provision of Area Master infrastructure for water and wastewater are contained within the CBCL study. They will have to be reviewed and updated to reflect the revised final servicing plan and current unit rates.

Stormwater Management:

Stormwater will have to be managed on site, complying with NSE requirements, basically balancing pre and post development flows. It is possible a major storm will have to be retained to address constraints downstream.

Water:

The COS study identified Area Master water distribution mains and a new reservoir to service the whole area. Pending the result of the secondary planning process, the requirements identified in the water master plan may be reduced.

To support the development of these lands, there needs to be a connection from the Burnside water system.

Initially, some lands can be developed without this connection being required. The timing of when certain components are required and the final determination of the pipe size will require more detailed design and modeling.

With the completion of the water model, it will finalize the requirement/timing of the reservoir.

Please note there are future plans to coordinate a water main along the Cherry Brook Connector. We raise this as these lands may or may not be included within the final master plan boundary.

Wastewater:

The COS identified the need to install the wastewater connection to the North Dartmouth Trunk Sewer (NDTS) on the north side of Wright Avenue (adjacent to the HWY 118 interchange).

The existing system on Waverly Road cannot support initial phases of the development. Essentially the first phase will trigger the requirement for the connection to the NDTS.

Preliminary designs of the wastewater main alignment across the HWY 118 have been presented in the Port Wallace Forcemain and Watermain Study (Draft) (Neill and Gunter April 13, 2006).