

12 February 2025

Leah Perrin,
Principal Planner, Policy & Strategic Initiatives

Via Email: perrinl@halifax.ca

Dear Ms. Perrin:

RE: Regional Plan – Minor Service Boundary Extension

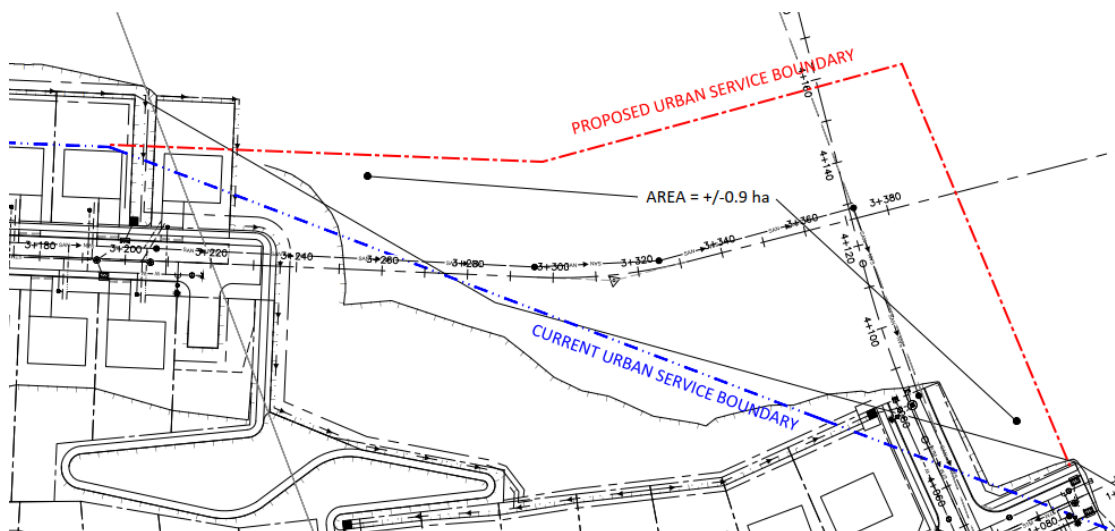
Arch Communities is developing an additional phase of the Twin Brooks subdivision in Middle Sackville. This fully-serviced development is adjacent to the Urban Service Boundary. We are asking for permission to extend the Urban Service Boundary to build a more efficient and easier to maintain wastewater collection system.

Twin Brooks Phase 4, is an as-of-right extension of the Twin Brooks subdivision in Middle Sackville: PIDs 41215419 and 40151185. This fully-serviced subdivision is being developed in three phases for a total of 214 lots:

- Phase 4A: subdivision application 2024-00400, 138 lots,
- Phase 4B: subdivision application 2024-02825, 14 lots, and
- Phase 4C: currently preparing for submission in 2025, 62 lots.

Servicing the lots in Phase 4C, while staying withing the current urban service boundary, requires building a 5 m deep wastewater main (see attached design drawings dated 2024-08-20), to be taken over by Halifax Water. The utility would much prefer an alternative option (see attached, option 2) however the wastewater sewer goes outside of the Urban Service Boundary (shown in blue) and back in. This alternative design allows the wastewater main to be installed at standard depths, making future maintenance more cost effective for Halifax Water, and resulting in fewer potential service interruptions.

The sketch below provides a general illustration of the requested boundary change. The change would include an additional +/-0.9 ha within the Urban Service Boundary.



We would like this request to be considered within Phase 4 of the Regional Plan review. It's a minor amendment to the service boundary that will aid in future maintenance of public infrastructure and makes no change to the proposed neighbourhood form. We have met with HRM Development Services staff, HRM Development Engineering staff, as well as Halifax Water (specifically Jen Richardson, Chris Marks, and Alanna Wood). They are in favour of the second option, but cannot allow work outside of the Urban Service Boundary without HRM's approval. Due to our development timeline, if this amendment has to wait until Phase 5 of the Regional Plan Review to be considered, we will have to proceed with the original design, costing Halifax Water, and ratepayers, more in the long run.

We would be happy to meet to discuss this further, and provide any additional information you may require.

Sincerely,

Trevor Adams, P.Eng.

ARCH COMMUNITIES

Attachments:

1. Original design – within the Urban Service Boundary
2. Option 2 – Alternative Design requiring extension of the Urban Service Boundary