

February 7th, 2025 (Revised)

Regional and Community Planning

5251 Duke Street, Suite 300

Halifax, NS, B3J 3S1

Attention: Leah Perrin, Manager, Regional Planning

RE: Fall River Site B – Request for Municipal Wastewater Boundary Extension

Dear Leah,

I am writing you on behalf of the developers of Fall River Site B (PID 00506501) and their upcoming developments in Fall River, Nova Scotia. Fall River Site B, also known as the “Carr Farm” property on Fall River Road and was approved by HRM in 2022. The revised development proposal will include 336 senior oriented units across two buildings, and townhouses. The developer is working with Northwood Care and has modified the original proposal for the site to accommodate one long term care facility with 144 full-care beds, which will be designed, constructed and operated by Northwood Care on the adjacent lot (PID 41541640). Both lots make up Fall River Site B.

The project will be serviced with municipal water from the existing Halifax Water’s water distribution system, which is currently installed on Fall River Road. Fall River has an existing wastewater collection system that includes sewer pumping stations and a wastewater treatment facility on Lockview Road.

Currently, Fall River Site B is not within the wastewater service boundary. As a result, the developer had moved forward with the design of on-site wastewater treatment with treated effluent discharge to Lake Thomas. However, our client has withdrawn that permit and will utilize onsite wastewater septic systems. Previous meetings with Halifax Water have indicated they are receptive to including the development in the Fall River Wastewater Treatment Facility sewershed by either utilizing existing capacity or by adding capacity through an upgrade.

Connecting the proposed development to the Halifax Water wastewater system will bring several benefits to the Fall River community and Collin’s Park watershed:

Public Health and Safety and Environmental Protection: A municipal wastewater system continuously managed by Halifax Water ensures the highest standards of treatment and reduces the risk of contamination, contributing to the overall health and safety of the community.

Efficient Use of Infrastructure: Connecting to the existing municipal wastewater system promotes the efficient use of existing infrastructure, reducing the need for additional on-site treatment facilities and associated costs.

Community Support: The residents of Fall River have expressed their support for connecting the development to the Halifax Water wastewater system, reflecting the community's preference for a sustainable and integrated approach to wastewater management.

The Fall River Site B proposal complies with all local regulations and planning strategies. The site is designated as a Residential Opportunity Site under the River-Lakes Secondary Planning Strategy (SPS) and is zoned as River-Lakes Residential Campus (RLRC). The development aligns with the objectives of the Municipal Planning Strategy (MPS) for Planning Districts 14 and 17, which emphasize the urgent need for alternative housing forms for seniors to support the changing demographics and population growth in Fall River. The project has been designed to fit into the natural landscape, ensuring that it complements the surrounding neighborhood and adheres to the architectural, landscaping, and site development controls established in the land use by-law. We are not aware of any reason why the Municipality would prevent this connection to the Fall River Wastewater Treatment Facility. From an engineering standpoint, considering the efficient use of infrastructure, this development should be connected to the existing municipal wastewater system in Fall River. From a fiscal perspective, the developer has proposed to pay for 100% of the costs of the pipe connection, meaning zero cost to the Municipality.

We are requesting Halifax Regional Municipality amend the Regional Plan to allow Fall River Site B wastewater connection to Halifax Water's Fall River Wastewater Treatment Facility.

Thank you,

[REDACTED]
Glenn Woodford, P.Eng.
Senior Civil Engineer & Founder
DesignPoint Engineering & Surveying Ltd.

Enclosures: Proposed Wastewater Connection Concept Plan
 Owner's Authorization

cc Ronald Pachal, Vision 7 Developments, [REDACTED]
cc Anne Winters, Principal Planner, Halifax, anne.winters@halifax.ca
cc Telina Debly, Planner II, Halifax, telina.debly@halifax.ca
cc Kate Greene, Director, Halifax, greenek@halifax.ca
cc Councillor Cathy Deagle Gammon, cathy.deaglegammon@halifax.ca
cc Kenda MacKenzie, General Manager, Halifax Water, mackenk@halifaxwater.ca
cc Jen Richardson, Manager, Halifax Water, jenr@halifaxwater.ca
cc Vicki Elliott-Lopez, Associate Deputy Minister and Chair Executive Panel on Housing,
[REDACTED]