

HALIFAX REGIONAL MUNICIPALITY

HALIFAX WATERSHED ADVISORY BOARD

MINUTES

March 17, 2004

PRESENT:

Dr. Wayne Stobo, Chair
Mr. Keith Manchester
Mr. Frank Hope
Mr. Walter Regan
Prof. Jack Burney
Ms. Ellinor Williams
Ms. Christine Smith
Mr. Ross Evans
Dr. Barry Thomas
Mr. Derrill Hynick
Dr. Spencer Lee
Mr. Lawrence White
Mr. Gerry Samson

REGRETS:

Ms. Janis Rod
Mr. Jim Holmes

STAFF:

Ms. Susan Corser, Planner
Mr. Richard Harvey, Planner
Ms. Sheilagh Edmonds, Legislative Assistant

TABLE OF CONTENTS

1. CALL TO ORDER 3

2. APPROVAL OF THE AGENDA, ADDITIONS AND DELETIONS 4

3. ITEMS TO BE ADDED TO NEXT AGENDA 4

4. APPROVAL OF MINUTES 4

5. BUSINESS ARISING FROM MINUTES/STATUS SHEET:

5.1 Presentation - Proposed Condominium Development, Parcels A, B and C,
Glen Arbour Golf Course and Residential Community 4

5.2 Water Quality Reports for Hail Pond 6

6. NEW BUSINESS:

6.1 Regional Planning Process - Staff Presentation 9

6.2 WAB Recommendations of Soil and Conservation Society Website 10

6.3 Westgate Baseline Surface Water Sampling Results - Two Events: high
volume runoff on April 11, 2003 and low flow conditions on August 25, 2003 .
..... 9

6.4 Woodhaven RV Park and Campground, Hammonds Plains Road -
Proposed Amendment to an Existing Development Agreement 8

6.5 Halifax Golf and Country Club (Ashburn), Fall River Station Course -
Proposed Amendment to an Existing Development Agreement 7

8. DATE OF NEXT MEETING 9

9. ADJOURNMENT 10

1. CALL TO ORDER

The Chair called the meeting to order at 6:30 p.m. in Halifax Hall, City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF THE AGENDA, ADDITIONS AND DELETIONS

The Chair moved up Information Item 2 regarding Correspondence on the Twinning of Highway 103 to Business Arising, 5.3.

3. ITEMS TO BE ADDED TO NEXT AGENDA

The following items were added to the next regular agenda:

- C McIntosh Run Watershed Management Plan (Walter Regan)
- C Case 00640, Application by Destiny Developments to enter into a new development agreement to permit 27 townhouse units and a boat docking facility at 7990 Highway 3, being the former site of Colonial Homes Limited in Ingramport (PID 40731606) (Susan Corser)

4. APPROVAL OF MINUTES

MOVED by Mr. Keith Manchester, seconded by Mr. Gerry Samson the minutes of January 21, 2004 be approved. **MOTION PASSED.**

5. BUSINESS ARISING FROM MINUTES/STATUS SHEET:

5.1 Presentation - Proposed Condominium Development, Parcels A, B and C, Glen Arbour Golf Course and Residential Community

The Chair advised that at January's meeting, the Board reviewed the proposed condominium development for Parcels A, B, and C Glen Arbour Golf Course and Residential Community, and formulated questions and concerns into a document and had it forwarded to the consultant for response. Tonight the consultants were in attendance to respond.

The following information was submitted in regard to this matter:

- C Notes by Walter Regan from January 21, 2004 HWAB meeting regarding questions and concerns the Board expressed on this matter.
- C Recommendations by HWAB related to the Annapolis Basin Group Glen Arbour Development Proposal.

- C Halifax Regional Municipality By-law W-101 Respecting Discharge into Public Sewers.
- C Province of Nova Scotia Sewage Treatment Plant Effluent Discharge Policy.

Mr. Michael Leacock, Project Manager, Annapolis Group; Mr. Willard D'Eon, MPH, P.Eng., CBCL Limited; Murugesu Sooriyakumaraan, P.Eng., Annapolis Group Ltd.; and Steve Milligan, P.Eng., United Gulf Developments Limited were in attendance to present their proposal to the Board and respond to questions and concerns raised at the Board's January meeting.

Mr. D'Eon addressed the Board and provided an overview of the project. In regard to the Board's questions/concerns, he made the following points:

- C as of February 10, 2004 - have received preliminary response from Department of Environment.
- C sewage treatment process - septic tanks at the condos, and they will be the primary treatment; the effluent discharge goes into a recirculating sand filter; the effluent will be disinfected - at this stage the recirculating sand filter will comply with environmental regulations concerning effluent.
- C a holding pond will be used; after the holding pond, the effluent will go into a dispersal trench and additional treatment will occur before it hits Thompson Run.
- C recirculating sand filter system is designed to send the effluent through the bed five times and once the tank is full, it will then discharge and will go through disinfection and to the holding pond, then the dispersal trench, and then into Thompsons Run.
- C at low flow times, there will be no discharge but the system will continue to pump the effluent through the bed as the sand can't be allowed to go dry.
- C the effluent from the recirculating sand filter will meet the Department of Environment requirements for self contained unit; this is a low maintenance unit.
- C holding pond: environmental requirements state that when there is low flow there has to be at least five times the water volume that is being discharged. The Department of Environment recommends using a holding pond when flows are low.
- C dispersal system: dispersal system eliminates direct discharge into Thompson's Run and provides nutrient removal; would use a shallow crushed rock trench and disburse into the root mat - eventually spreads over 400 or 500 ft. and into the brook.

- C Thompson's Run will be protected by all these measures and the effluent will meet the NSDOE requirements as it leaves the recirculating sand filter; at low flows will be monitored by flow monitoring station.
- C Nova Scotia Department of Environment requested a Receiving Water Study. Two issues will trigger a receiving waters study 1. effluent levels are greater 227,000 litres per day; and if DOE is concerned about the sensitivity of receiving water quality.
- C stormwater management - no direct discharge of stormwater into Thompson Run - will follow a natural process
- C Water Supply - Jacques Whitford involved with water supply - carried out desk top investigation on how many wells they would need. Do not expect high yield wells. Drilling and testing of the wells is recommended and, in fact, DOE requires that each well has to be tested.

Mr. D'Eon concluded his presentation by pointing out that the system has not yet been designed; it is only in the concept stage.

Mr. D'Eon then responded to questions from the Board.

In response to a question by Mr. Walter Regan, Mr. D'Eon advised that he didn't have the information on hand regarding the removal rate for nitrogen, but he would provide this to him. Responding to a further question by Mr. Regan, Mr. D'Eon indicated he would provide information on whether there will be fish monitoring.

Mr. Regan questioned if it were possible to redesign the holding pond to an engineered wetland, and in response, the consultants advised that it may be possible, however, they would want to give it thorough consideration, expressing concern that it would have wetland characteristics that could create difficulties.

The Chair thanked the representatives for their presentation and advised that, due to time constraints this evening, the Board would return to this matter at another meeting, and would then forward their recommendations to them.

5.2 Water Quality Reports for Hail Pond

- C a letter dated February 4, 2004 from AMEC Earth and Environmental Limited

regarding Surface Water Sampling Hail Pond, Stoneridge on the Park was submitted.

This matter had been discussed at the Board's January meeting when, at that time, the Board had requested clarification on three issues with respect to the test results of May and August 2003 sampling.

A discussion ensued regarding the submitted letter and test results, with questions raised about the accuracy of some of the data. In particular, concern was expressed about the results of the Total Coliform counts, and the consensus was that the Coliform testing was inadequate to really determine the level of contamination. The Board agreed that remedial action should be taken immediately.

It was agreed that on behalf of the Board, the Chair would write a letter to HRM indicating that there seems to be serious contamination problem in Hail Pond. In addition, it will be noted that the quality of the report provided on water quality is of a concern because it is difficult to interpret, and the Board questions whether the analysis was done correctly and/or reported correctly.

In the interim, Susan Corser will contact John Sheppard, Manager, HRM Environmental Services and alert him to the Board's concern and advise him that a letter will be forthcoming.

6. NEW BUSINESS:

6.5 Halifax Golf and Country Club (Ashburn), Fall River Station Course - Proposed Amendment to an Existing Development Agreement

C A report dated March 8, 2004 from Richard Harvey, Planner II was submitted.

Mr. Harvey addressed the Board and advised that the Halifax Golf and Country Club was requesting to amend their existing development agreement with regard to the following:

1. new clubhouse - establish a completely new clubhouse, while retaining the old one for alternative uses;
2. sewage treatment - forgo the enlargement of a wetland that was to be a treatment feature of the Club's sewage treatment plant and a receptor of stormwater runoff from a parking lot;
3. develop a few golf holes at a time instead of nine holes at a time - this would result in limiting many environmental studies and protection measures that are required by the current development agreements to areas where construction will occur as opposed to over the entire areas characterized as

- “Phase 1” and “Phase 2”.
4. establish recreational features such as swimming and a boathouse and launch at Kinsac Lake.

In concluding his presentation Mr. Harvey pointed out that provincial geologists with Department of Natural Resources have indicated there is a potential area for pyritic slate, therefore, staff are suggesting an entire investigation for slate be carried out on the site.

Mr. Tom Swanson, representing Halifax Golf and Country Club, and Mr. Harvey responded to questions from the Board.

With regard to questions raised on the sewage treatment facility, the Chair suggested that when the Board develops its recommendations, it could include a request to view the design for sewage treatment. Mr. Swanson agreed and added that a presentation could be arranged for the Board and/or something included in the Development Agreement

The Chair advised that due to time constraints this evening, next month the Board would finalize its recommendations for Glen Arbour Golf Course and Residential Community, and will draft up recommendations for the Ashburn proposal.

Mr. Keith Manchester volunteered to draw up recommendations for the Ashburn proposal. The Chair suggested that he take the Boards previous recommendations, specifically with regard to the erosion control plan and the stormwater control plan, and see how they might be modified to fit with tonight’s proposal.

Mr. Manchester suggested that if anyone wanted to include their remarks, they could forward them to him via e-mail.

At 8:45 p.m. Gerry Samson retired from the meeting.

6.4 Woodhaven RV Park and Campground, Hammonds Plains Road - Proposed Amendment to an Existing Development Agreement

C a report dated March 8, 2004 from Richard Harvey, Planner II was submitted.

Mr. Richard Harvey, Planner II, addressed the Board and outlined the proposed amendment to an existing development agreement for the Woodhaven RV Park and Campground as contained in his submitted staff report.

In his presentation, Mr. Harvey provided background information on the situation, noting that this particular campground has expanded many times over the past several years without a development agreement. He advised that the most significant aspects of this

development agreement for the Board to consider are the sewage treatment plant; the condition of the brook, wetland; and that the effluent eventually discharges under Hammonds Plains Road into an agricultural field, and into a larger wetland, Baptizing Lake.

Mr. Harvey advised that staff would like the development agreement to contain some conditions with regard to buffering to the actual stream by way of trees and vegetation. Secondly, since there has been no monitoring of the sewage treatment until 2003, staff would like to see the development agreement include the acquiring of a monitoring program.

Mr. Harvey responded to questions.

Mr. Walter Regan questioned if the sewage treatment plant discharged onto the wetland or on the ground. Mr. Harvey indicated he did not have this information.

The Chair advised that Ellinor Williams will draw up recommendations associated with the effluent outflow and the buffer zone. He added that he and Ms. Williams will provide the Board something with regard to their earlier recommendations, and he and Ms. Williams will prepare a final draft for next month.

6.1 Regional Planning Process - Staff Presentation

C a presentation regarding the Regional Planning Process Phase II was submitted. Ms. Susan Corser circulated updated pages of the presentation to the Board.

Ms. Corser reviewed the presentation, advising that staff were at Step 3 of the process, i.e. 'Developing the Alternatives'. She noted the importance of this step is that it identifies specific land use and infrastructure concepts for HRM; provides future growth management options and approaches; and provides specific direction for new serviced and unserved residential growth.

Ms. Corser then outlined the reasons for interim growth management, and how the Interim Plan works and she reviewed impacts and benefits of interim growth management, and the risks of not proceeding with interim growth management

She concluded her presentation by advising the next step will be a Public Hearing, which will be held on March 30, 2004; after which Council will make a decision and this decision will go to the Minister for approval, with a target date for this of April 13, 2004.

The Board discussed the matter and was generally in support of the interim growth management plan.

MOVED by Mr. Walter Regan, seconded by Dr. Spencer Lee that the Board submit a letter to Mayor Peter Kelly advising the Halifax Watershed Advisory Board is strongly behind the action that Council has taken with regard to interim growth management.

In addition, the Board was in agreement that, upon the Chair reviewing the staff report on the Interim Plan, if he felt there were issues relevant to comment on, then he would include those remarks in the letter.

MOTION PASSED.

6.2 WAB Recommendations of Soil and Conservation Society Website

C An e-mail from Shalom M. Mandaville dated January 7, 2004 was submitted.

The Chair advised that with regard to Shalom Mandaville's e-mail, he had been in contact with him and provided him the information he was missing for his web page.

**6.3 Westgate Baseline Surface Water Sampling Results - Two Events:
high volume runoff on April 11, 2003 and low flow conditions on
August 25, 2003**

C Correspondence dated February 25, 2004 RE: Westgate Surface Water Baseline Sampling Results was submitted.

This matter had not been dealt with.

Due to the late hour, the Chair indicated that the rest of the agenda items would be deferred to the Board's next meeting.

8. DATE OF NEXT MEETING - April 21, 2004

9. ADJOURNMENT

The meeting adjourned at 9:40 p.m.

Sheilagh Edmonds
Legislative Assistant