

HALIFAX WATERSHED ADVISORY BOARD

MINUTES

June 16, 2004

PRESENT: Dr. Wayne Stobo, Chair
Mr. Keith Manchester
Mr. Frank Hope
Mr. Walter Regan
Ms. Christine Smith
Mr. Ross Evans (6:45 p.m.)
Dr. Barry Thomas
Dr. Sankar Ray
Mr. Derrill Hynick
Dr. Spencer Lee
Mr. Gerry Samson

ABSENT: Mr. Jack Burney (regrets)
Ms. Ellinor Williams, Vice Chair (regrets)
Ms. Janis Rod (regrets)
Councillor Linda Mosher (regrets)
Mr. Jim Holmes
Mr. Lawrence White
Mr. Bill Ernst

STAFF: Mr. Fred Wendt, Planner
Ms. Jaime Smith, Planner
Sheilagh Edmonds, Legislative Assistant

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1. Call to Order

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

2. Approval of the Agenda, Additions and Deletions

The Chair advised that he would like to move up item 5.7 to be dealt with after item 5.5 on the agenda, to which **it was agreed**.

Announcements

The Chair made two announcements for the information of the Board:

1. The Community-Based Environmental Monitoring Network has scheduled an Environmental Monitoring Workshop for June 21, 2005 from 9:00 a.m. to 5:00 p.m. at Saint Mary's University.
2. The Chair circulated a membership list and asked the Board members to update their information and Sheilagh Edmonds will revise and re-circulate the list.

3. Items to be added to the next agenda

None.

4. Approval of the Minutes

Mr. Keith Manchester advised that he had submitted his regrets for the May meeting, but it was not reflected. The Chair asked the minutes be corrected to indicate that Mr. Manchester had sent in his regrets.

MOVED by Mr. Frank Hope, seconded by Mr. Walter Regan that the minutes of May 19, 2004 be approved. MOTION PASSED.

5. Business Arising from the Minutes

5.1 Growth Alternatives - Regional Planning Presentation

- C a document entitled, "Guidebook to HRM's Alternatives for Growth" was submitted.

Mr. Fred Wendt, Planner, addressed the Board and reviewed the three conceptual alternatives for growth and the foundation strategy as outlined in the Regional Planning Guidebook. He noted there were a number of open house and information sessions scheduled throughout the Municipality and he encouraged everyone to attend and provide their

input. Mr. Wendt advised that, following this, the next steps in the process involve the Regional Planning Committee evaluating the alternatives and presenting recommendations to Council on a preferred alternative. Once approved by Council, the next step will be to develop regional planning policies, and adopt a regional plan. Mr. Wendt added that the ultimate goal is to complete the regional plan by the spring of 2005.

Mr. Wendt responded to questions. A discussion ensued as to whether the Board should review and develop guidelines or recommendations on the alternatives and submit them to HRM. The Chair indicated that he didn't think this was an issue that the Board should get fully involved with, as it could tie up a significant amount of time. However, he suggested that the Board could put forward issues, such as ecological or conservation principles, for consideration. Subsequently, Ms. Christine Smith and Mr. Walter Regan volunteered to draft recommendations and provide them for the Board's next meeting for discussion.

The Chair thanked Mr. Wendt for his presentation. Mr. Wendt advised the Board members to contact him if they had further questions or wanted to consult with him.

5.2 Recommendations - Proposed Condominiums Development, Parcels A, B and C, Glen Arbour Golf Course and Residential Community

- c a draft copy of recommendations pertaining to this matter was submitted.

The Board reviewed the draft recommendations and the following revisions were put forth:

1. under the Background category, Mr. Regan suggested change the words 'of Yankeetown' to 'in Hammonds Plains'.
2. Recommendation 3(iv) - add the following sentence: "If implemented, the Board would like to see the proposed design for information"
3. Recommendation 5 (ii) - add a sentence making reference to the fact that NSDEL is reconsidering its guidelines and may also be considering recommending against direct discharge.
4. In all the recommendations - when making reference to sewage, change terminology from 'wastewater' to 'sewage'.
5. Change Recommendation 6 to be Recommendation 7, and create a new Recommendation 6 to read as follows: 'No direct stormwater discharge into Thompson's Run.
6. Recommendation 7; first item in italics - rewrite: "If direct discharge is implemented, then a permanent gauging station be installed to monitor the 5:1 ratio."
7. Recommendation 7; second item in italics - rewrite: "That all stormwater be directed to an oil/grit separator so as not to increase the net discharge rate"
8. Recommendation 7; third item in italics - add the following to the sentence: ". . . or equivalent protection."
9. Recommendation 7; fifth item in italics - remove this item.

The Chair advised that he would make the revisions and forward to Sheilagh Edmonds to put in the appropriate format, and forward to the proponent.

5.3 Case 00428: Application by Paddy Excavations Limited to amend the existing development to permit an expansion to the existing contracting yard at Civic 1 and 5 Sawlor Road, 1495 Cobequid Road, Waverley

The Chair advised that, at the last meeting, Mr. Lawrence White volunteered to draft the recommendations, however, he was not in attendance and had not submitted anything prior to the meeting. He noted this matter would be deferred to the Board's next meeting.

5.4 Case 00623: Application by Terrain Group to amend the development agreement for the Superstore, 745 Sackville Drive, to permit the development of a gas bar

- C a draft report dated June 10, 2004 containing recommendations on this matter was submitted.

At 7:50 p.m. Ms. Christine Smith retired from the meeting.

The Board reviewed the report and made the following revision:

- S Recommendation 4 - specify the particular CCME guideline, i.e. Recreational Water guidelines.

The Chair advised that he would make the revision and forward it to Sheilagh Edmonds to have it sent to the appropriate individuals.

At 7:55 p.m. the Board recessed.

At 8:05 p.m. the Board reconvened.

5.7 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)

The Chair advised that, at a previous meeting, a staff report had been submitted and the staff planner and the applicant had made a presentation to the Board. He added that the planner would like to receive any recommendations the Board may have as soon as possible, because she is anticipating taking the matter before Community Council at the end of this month.

The Board discussed the application and Ms. Jaime Smith, Planner, and representatives of

the Terrain Group responded to questions.

The following recommendations were put forth:

- S RE: LUB setback requirement of 25 ft. (7.6 metres). The Board would prefer a setback of 100 ft. (30 metres).
- S The Board recommends that the entire parking lot drain into an oil and grit separator.
- S The Board endorses the Department of Fisheries and Oceans requirement RE: replacement of fish habitat concerning the seawall and the proposed breakwater.

The Chair noted that he would prepare the recommendations and forward them to Sheilagh Edmonds by early next week, and she will forward them on to the appropriate individuals.

5.5 Nine Mile River STP - Draft Recommendations

- C draft recommendations regarding the Sewage Treatment Plant on Nine Mile River were submitted.

The Chair briefed the Board on the background of this item, advising that when the Board reviewed the Westgate proposal it was noted that in the course of the development, the amount of the sewage that would be going into the sewage treatment plant is projected to expand and it was recommended that the nutrient outflow from the Plant not be allowed to increase in total; therefore, the plant had to be expanded. The Chair added that the Board's view was that this was not an issue for the proponent and that, in fact, the plant was HRM's responsibility, so expansion of the plant was HRM's responsibility. In this regard, the Chair advised that he believed the Board should review and make recommendations to HRM's Environmental Services division.

The Board reviewed the recommendations and the following revisions were noted:

- S Recommendation 2 - add the following sentence: 'new residential development may require central sewage treatment'.
- S Recommendation 3 - with regard to the sentence, ". . . monitoring of nutrient loading on the river for at least a full year . . ." - make reference that the monitoring should be carried out 'monthly'.
- S Recommendation 7 - add a sentence which suggests there should be regular monitoring, at least quarterly, to ensure the CCME guidelines for aquatic life are not exceeded; also, the phosphorus and BOD level of the effluent could substantially increase those parameters in the river if HWAB's interpretation is correct; and in fact, the current discharge may be having this affect.
- S Recommendation 9 - it was agreed to blend Rec's 7 and 9 into one recommendation.
- S Recommendation 10 - question as to what the acceptable ammonia levels were under the CCME guidelines - Dr. Ray, Dr. Thomas, and Mr. Hynick would

- S research this and provide the Chair with information as to whether CCME has guidelines concerning ammonia levels and, if so, if the correct figure is 10ppm. Recommendation 11 - remove the words, 'significant degradation' and change to 'significant impact on aquatic life and water quality'.

The Chair advised that he would make the revisions as noted and bring the matter back to the Board if there remained an outstanding issue related to recommendation #10; otherwise he will complete the recommendations and forward to HRM.

The Chair circulated copies of test results entitled, Baseline Sampling Results WestGate Community and Golf Course Development, April 2003 Monitoring Event. He explained that this is sampling information from around the WestGate proposal, and it gives the Board baseline information for future comparison.

It was noted that the results were at the milligram level, not microgram, and the Board feels that testing at the microgram level provides more information. The Chair indicated he would forward a letter to the Planner noting this concern.

6. New Business:

6.1 McIntosh Run Watershed Management Plan

Deferred.

6.2 Water Test Results Interpretation

Deferred.

7. Date of Next Meeting - July 21, 2004

8. Adjournment

The meeting adjourned at 9:40 p.m.

Sheilagh Edmonds
Legislative Assistant