



HALIFAX WATERSHED ADVISORY BOARD

April 20, 2005

MINUTES

PRESENT: Dr. Wayne Stobo, Chair
Ms. Ellinor Williams, Vice Chair
Mr. Walter Regan
Mr. Shalom Mandaville
Mr. Derrill Hynick
Dr. Spencer Lee
Dr. Barry Thomas
Dr. Sankar Ray
Mr. Ross Evans (6:50 p.m.)
Ms. Janis Rod (6:40 p.m.)
Mr. Gerry Samson

ABSENT: Councillor Linda Mosher (regrets)
Mr. Frank Hope (regrets)
Ms. Christine Smith

STAFF AND OTHERS Sheilagh Edmonds, Legislative Assistant
Richard Harvey, Planner II
Anna McCarron, Observer

TABLE OF CONTENTS

| | | |
|-----|---|---|
| 1. | Call to Order | 3 |
| 2. | Approval of the Agenda and Additions/Deletions | 3 |
| 3. | Items to be added to Next Agenda | 3 |
| 4. | Approval of the Minutes | 4 |
| 5. | <u>Business Arising from Minutes/Deferred Items:</u> | |
| 5.1 | Case 00760 Application by Kingston Investments Limited to rezone PID#00376848 from PC (Pinehill/Cobequid) Zone to ODC) | 4 |
| 5.2 | Case 00730: Application to consider an amendment to the existing development agreement for Metric Framing, 477 Cobequid Road | 5 |
| 5.3 | Case 00143: Municipal Planning Strategy Amendment and Rezoning, Williams Lake Road Lands | 6 |
| 5.4 | WAB Guidelines | 6 |
| 6. | <u>New Business:</u> | |
| 6.1 | Board's Terms of Reference | 7 |
| 6.2 | Local Limnological Issues | 7 |
| 7. | Date of Next Meeting | 7 |
| 8. | Adjournment | 7 |

1. Call to Order

The Chair called the meeting to order at 6:35 p.m. in the Media Room, City Hall.

2. Approval of the Agenda and Additions/Deletions

MOVED by Dr. Lee, seconded by Ms. Williams the agenda as presented be approved. MOTION PUT AND PASSED.

3. Items to be added to Next Agenda

- C Letter from Sharon Bond RE Reviewing Concept Plans (Ellinor Williams)
- C Shalom Mandaville's Letter of March 28, 2005 RE: Questions concerning Bottle Lake (Ellinor Williams)
- C Laboratory Demonstration on Flow Balancer Septic System - availability of Board Members (Shalom Mandaville)

The Chair advised that he received a copy of a concept plan pertaining to an application in Hammonds Plains. He noted that the plan attached was quite large and as a result, it was unable to be copied for circulation to the Board members. He advised that anyone who was interested in viewing the concept plan, to let him know. He added that it doesn't appear close to a water course.

4. Approval of the Minutes

The Chair referred to page 4 of the March 16, 2005 minutes, Andrew Bone's presentation on Case 00760 and suggested that the line which states, '*Mr. Bone advised that the floodplain is 21.11 metres and the proposal . . . should actually read, the floodplain reaches 21.11 metre contour*'. **The Board agreed** to this amendment.

The Chair referred to item 5.2 of the March 16 minutes (Update on Cranberry Lake) and noted there was no indication in the minutes if the Mayor had been made aware of the positive impact his letter had on this matter.

A short discussion ensued and the Chair advised that he would write a letter to the Mayor advising of the positive impact his letter has had on the Cranberry Lake and TPW Compensation Credits.

MOVED by Mr. Regan, seconded by Dr. Thomas, the minutes of March 16, 2005 as amended, be approved. MOTION PUT AND PASSED.

5. Business Arising from Minutes/Deferred Items:

5.1 Case 00760 Application by Kingston Investments Limited to rezone

PID#00376848 from PC (Pinehill/Cobequid) Zone to ODC)

- C A draft letter containing recommendations on this application was submitted.

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

- S include a date in the letter
- S second paragraph, last line, change the word 'lie' to lying
- S first line of the first recommendation, put a closed quote after the words *Pervious Surface* and then put a period after *Surface* and begin a new sentence
- S revise recommendation #3 to advise that the Board will review on an annual basis.
- S recommendations #8 & #9 read as, "The Board recommends . . ." rather than "the Board would like to suggest"
- S recommendation #10 be revised to read, "If petroleum products are stored on the property a proper alarm system be installed to prevent accidental oil spills into the Little Sackville River and proper safety equipment be installed to prevent spills".
- S recommendation # 11 be revised to reflect the Board's wishes that HRM not only investigate but that it remediate the problem. The Chair noted that this recommendation was something the Board was recommending outside of the case in question, and he suggested that it be handled separately with a letter to HRM rather than include it as a recommendation.

It was agreed that Recommendation #11 would be removed as a recommendation on the Case, and that, instead, Mr. Regan would draft a letter to be sent to HRM staff.

Richard Harvey and Sheilagh Edmonds will advise of the appropriate staff to send the letter.

Minor revisions were made to the attachment and the Chair advised that the recommendations would be sent to the appropriate community council and staff.

5.2 Case 00730: Application to consider an amendment to the existing development agreement for Metric Framing, 477 Cobequid Road

- C Draft recommendations pertaining to this application were submitted.

The Board reviewed and made the following revisions:

- S Recommendation #1 - change the word *drained* to *directed*; clarify *largest storm event* to reflect *at least a one in two year storm event*.
- S Recommendation #2 - include after The Board recommends that, *'the travel areas on the site should not be covered with an imperious surface; . . . '* and at the end of the recommendation, include the words,

- 'on an annual basis'
- S Recommendation #3 - change *run* to *runoff*

It was agreed that recommendation #3 should be included in the recommendations prepared for item 5.1, Case 00760.

- S Recommendation #4 - include the word '*appropriate*' after the word '*an*' to read, '*an appropriate alarm system be installed*'
- S Recommendation #5 to be deleted.
- S Recommendation #6 to become #5; the recommendation be revised to read, '*In addition, the Board recommends that the quality of the water in Sucker Brook should be tested above and below the site for a 3 year period and if water quality degradation is observed the developer be required to institute remedial action. Stormwater quality should be tested for Total Suspended Solids and Total Petroleum Hydrocarbons (TSS & TPH)*
- S Recommendation #7 to become #6; remove the words, '*to protect the neighbour from dust and noise and*' and add the word 'to' before the word 'allow'.
- S Recommendation #8 to become #7; the recommendation be revised to reflect that the modification of the septic system be done in accordance with the Nova Scotia Department of Environment standards and regulations.
- S Recommendation #9 to become #8; add to the end of the sentence the words, '*to ensure it remains protected and preserved as an undisturbed area.*
- S BACKGROUND - second sentence add the word '*uses*' after the word *but*, and hyphenate the words *on* and *site*.

The Chair advised that once revised, the recommendations will be forwarded to Community Council, the Planner and the proponent.

5.3 Case 00143: Municipal Planning Strategy Amendment and Rezoning, Williams Lake Road Lands

- C Draft recommendations regarding this matter had been submitted.

The Board reviewed the recommendations and made the following revisions:

- C Minor typographical revisions were made in the Origin and preamble to the recommendations.
- C Recommendation #1 be revised to reflect that sampling be done quarterly during construction and post development and for a period of three years, reported on annually; and sampling be done in accordance with RCap., plus total phosphorus, and nitrogen. If degradation occurs the developer is to take immediate action
- C Recommendation #2 at the end of the sentence, add the phrase, "*be designed by a registered professional engineer*".

- C Recommendation # 3 be revised to read, "*The Board endorses the development of engineered wetlands.*"
- C Recommendations #4 and #5 to remain as is.
- C Recommendation #6 to read, *The Board recommends that as much of the brook be exposed to daylight - as opposed to being enclosed in culverts. Where culverts cannot be avoided these should be designed to accommodate fish passage. If it is proposed that the brook be directed under the soccer field in a culvert, the Board recommends that it be rerouted around it on the South side.*
- C Recommendation #7 be removed.
- C Recommendation #8 becomes #7 and be revised to read, "*Due to the potential impact of blasting on wells, the Board recommends that the two wells supplying drinking water to local residents, which are situated close to this development be tested for quality and quantity both before and after the proposed blasting operations take place*".
- C no changes were made to the BACKGROUND section of the report.

The Chair advised that Ms. Williams will revise the recommendations and forward them to him.

At 8:10 p.m. the Board recessed, and reconvened at 8:20 p.m..

5.4 WAB Guidelines

- C revised Guidelines 'Draft for Discussion - April 2005' was submitted.

The Board entered a lengthy discussion with regard to the revised aspects of the submitted Guidelines.

The Chair advised that Ms. Williams will make the revisions noted this evening and the Board will continue with it's review at the next meeting.

6. New Business:

6.1 Board's Terms of Reference

It was agreed this matter would be deferred to the next agenda, in order that Councillor Mosher could be in attendance for the discussion.

6.2 Local Limnological Issues

Deferred to next month's agenda.

7. Date of Next Meeting

May 18, 2005

8. Adjournment

The meeting adjourned at 9:30 p.m.

Sheilagh Edmonds
Legislative Assistant