

HALIFAX WATERSHED ADVISORY BOARD
MINUTES
April 18, 2007

PRESENT: Dr. Wayne Stobo, Chair
 Ms. Ellinor Williams,
 Mr. Walter Regan
 Mr. Ross Evans
 Mr. Barry Thomas
 Mr. Nathaniel Smith

REGRETS: Mr. David Ripley
 Mr. Derrill Hynick
 Councillor Mary Wile

STAFF: Ms. Julia Horncastle, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 6:40 p.m.

2. APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

The agenda was approved as circulated.

3. APPROVAL OF MINUTES - NONE

4. BUSINESS ARISING FROM MINUTES/DEFERRED AND STATUS SHEET ITEMS

4.1 Grand Lake Watershed - Board Update by Mr. Walter Regan

This item was deferred to the May meeting.

5. REPORTS

5.1 Environmental Assessment Registration Document - Touquoy Gold Project: Moose River God Mines, NS

This item was deferred to the May meeting.

5.2 Case No. 00976: Open Space Subdivision Oakfield - Caliber Consulting

- A memorandum dated February 7, 2007, on the above noted, was before the Board.
- A report entitled "A Guide to Open Space Development in Halifax Regional Municipality" was before the Board.
- A copy of the Preliminary Site Design was before the Board.

Mr. Andrew Bone, Planner, presented the report noting this is an application for an eighty eight hectare site. He advised that the Board is being asked to provide input on what, if any, concerns it would have with regard to development in this area. The proposed development is for a Hybrid, single unit dwellings only, with individual well and septic with one unit per hectare.

In response to Dr. Stobo as to the requirements for test drilling and pumping, staff advised that before an application goes to Council there is a two stage approach, stage one is the submission of information at which time a groundwater consultant (CBCL) reviews the initial groundwater assessment and the second stage where the conceptual design is

provided as well as another groundwater assessment which includes the results of all the wells drilled. This would once again be reviewed by CBCL who will provide comments back.

In response to Mr. Regan, staff advised any large scale subdivision has to come through this process with each one being reviewed on its own merit. If at some point it is determined there is insufficient groundwater, that would have to be identified to Council which may result in limiting the number of units. On further question, staff advised storm water is handled by the current Storm Water Management Plan requirements.

In response to Dr. Stobo with regards to the twenty metre riparian buffer, staff advised that this was the buffer laid out in the Regional Plan noting it will be on both sides of the watercourse and is intended to be undisturbed. He advised the Board could suggest a thirty metre buffer around watercourses as well as request an examination of the surficial maps to determine whether there are areas of pyritic slate that should be avoided or strongly mitigated.

Ms. Williams expressed concern with tree retention. In response, Mr. Bone advised that one of the goals of this type of subdivision is the importance of habitat connectivity.

Mr. Bone advised this stage of the process is looking at the big picture and details such as monitoring would come under stage two.

5.3 Case No. 00995: Open Space Subdivision - Oakfield Gold and Country Club

- A memorandum dated February 7, 2007, on the above noted, was before the Board.
- A copy of the Preliminary Site Design was before the Board.

Mr. Andrew Bone, Planner, presented the report to the Board advising this application includes an open space subdivision, a golf course expansion and a plan amendment. He noted the Regional Plan says that local plans can consider granting golf courses the ability to credit their existing golf course as open space which potentially gives a bonus to golf courses and allows them to develop a greater density. He noted they are proposing to develop 350 units on a 411 acre site in the Classic open space format.

In response to Dr. Stobo, staff advised the sewage system would be a sewage cluster system.

Mr. Regan questioned whether they would be recirculating the sewage through irrigation.

Dr. Stobo suggested staff advise the developer that the Board would like to see their

subsurface dispersion in the golf course in order to use it as a form of irrigation. If there is any additional development in the existing golf course, there be no intrusion on the existing shoreline buffers.

Dr. Thomas noted a portion of the proposed golf course would encroach on a small wetland.

Dr. Stobo confirmed that the Board was suggesting that the developer be requested to respect the thirty metre buffer and make an adjustment to protect the wetland.

5.4 Case No. 01007: Open Space Subdivision - Windsor Junction - Miller Developments Limited

- A memorandum dated February 7, 2007, on the above noted, was before the Board.

Mr. Andrew Bone, Planner, presented the staff report advising this is a one hundred acre site within the water service district therefore no ground water assessment is required. He advised the developer was requesting one hundred units on one hundred acres under the Classic format.

Dr. Stobo stated there is to be no direct discharge of effluent into local water bodies and the standard thirty metre buffer would be respected.

Dr. Stobo advised that the Board would develop a set of guidelines that would address concerns with regards to grades, wetlands and buffers.

5.5 Case No. 00957: Development Agreement - 1885 Waverley Road

- A memorandum dated April 10, 2007, on the above noted, was before the Board.

Dr. Stobo declared a conflict and abstained from discussion.

Ms. Leticia Smillie, Planner, outlined the proposal to the Board.

In response to Mr. Regan, staff advised that the trees will be kept.

In response to Mr. Evans, staff indicated on the map where the septic system would be located, noting the Department of Environment has given its approval and there are no concerns that it will impact on existing systems.

In response to Ms. Williams with regards to whether approval had been given for the infilling, staff advised they would provide that information to the Board. On further

question, staff advised the existing parking structure is grandfathered as it was built at the same time as the original structure.

In response to Ms. Williams, staff advised the footprint is thirty five percent of the property.

Dr. Thomas expressed concern that if the house is enlarged the present septic system and field may not be adequate and may be contaminating the lake. He stated that, in his opinion, the Board should take the position that in view of the proximity to the lake and the existing size of the premises, the Board does not recommend any further increase in the size of this building. If it is approved, there be a requirement for the retention of the trees, containment of oil tank and checking of the septic field.

Dr. Stobo clarified that the recommendation would be that due to the fact that setback guidelines cannot be adhered to the Board recommends against approval. Further, if approved, Community Council ensure that if the property is heated by oil, the oil tank be fully contained to protect against spills and the trees on the property, adjacent to the water, be protected. Enlargement of the house could mean additional activity; therefore, the septic system be checked to ensure proper functioning.

5.6 Case No. 00596: Amendments to Halifax MPS and LUB's - Water Lot Infilling, Subdivision and Development on Northwest Arm

- A report dated March 26, 2007, on the above noted, was before the Board.

Mr. Luc Ouellet, Planner, presented the report to the Board.

Mr. Regan stated this is a great first step but expressed concern that as long as waterlots are in existence they can be infilled. He suggested HRM purchase these lots as they become available.

In response to Ms. Williams, staff advised that any new land created after the passing of the By-Law would take on the Water Access zone.

Dr.. Stobo confirmed that the Board was endorsing the proposal with the addition that HRM attempt to purchase water lots as they become available.

Mr. Regan suggested a letter be forwarded to Community Council recommending the proposed amendments with the addition that HRM purchase water lot properties as they become available.

Dr. Stobo referenced item 2 of the proposed amendments regarding the establishment of a nine metre setback and stated it is not clear that if someone decides to infill to the

extremity of a water lot, they could then potentially add a wharf which would further narrow the passageway. He suggested this item be changed to say that any wharves or docks must be contained within the boundaries of the water lot or have to be horizontal and not perpendicular to the properties.

5.7 HRM Wind Energy Generation Master Plan - Preparation of Regulations for the Siting of Wind Turbines in Watersheds

Mr. Shayne Vipond, Planner, stated that part of the scope of the project was to establish seven test sites. He noted some of the test sites are watershed and the issue for this Board is erosion and sediment control as well as underground wiring and the impact this would have to the environment. He advised this was in relation to large scale wind farms.

In response to Mr. Regan, staff advised large scale means fifty to ninety metres in height and ten plus turbines. On further question, staff advised distance separation has to be established through a community consultation process and access will be determined through the development of performance standards. He further advised that an environmental assessment will be required as part of a large scale wind farm development.

In response to Mr. Regan, staff advised it is proposed that power lines be underground although overhead wires may be appropriate in some cases.

Mr. Regan noted Tomahawk Lake and the Sackville Landfill are referenced and stated he hoped these sited would be developed under a high standard of protection.

In response to Dr. Stobo, staff advised agricultural lands that are suitable may be considered but his presentation tonight was with regards to lands that would fall under the mandate of the Board. On further question, staff advised setbacks from properties are three times the total height.

It was agreed that the matter be placed on the May agenda for further discussion.

6. ADDED ITEMS - NONE

7. DATE OF NEXT MEETING

The next meeting is scheduled for May 16, 2007.

8. ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Julia Horncastle
Legislative Assistant