

HALIFAX WATERSHED ADVISORY BOARD  
MINUTES  
October 17, 2007

PRESENT:                   Dr. Wayne Stobo  
                              Mr. Ross Evans  
                              Ms. Ellinor Williams  
                              Mr. Walter Regan  
                              Mr. Derrill Hynick  
                              Mr. David Ripley  
                              Dr. Barry Thomas  
                              Councillor Mary Wile

REGRETS:                   Mr. Nathaniel Smith

STAFF:                     Mr. Richard Harvey, Planner  
                              Ms. Julia Horncastle, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

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

Additions

7.1 Formatting of reports.

The agenda was accepted as circulated.

**3. APPROVAL OF MINUTES - September 19, 2007**

Ms. Williams referenced item 7.3 on page 5 and noted the words ``sewage treatment plant will be installed``.

**MOVED by Walter Regan, seconded by Barry Thomas that the minutes be approved.  
MOTION PUT AND PASSED.**

**4. BUSINESS ARISING FROM THE MINUTES - NONE**

**5. DEFERRED AND STATUS SHEET ITEMS**

**5.1 Open Space Guidelines**

Ms. Williams noted that the guidelines refer to required studies but they are not obliged to provide these studies to the Board. She stated that in order for the Board to comment on development it needs to have these studies provided.

Dr. Stobo stated that there is not enough information provided to made a recommendation.

Councillor Wile best practice would be to receive the studies prior to the Board making its recommendations.

Mr. Regan stated more detail is required noting that in some cases unless the Board has a personal knowledge of the site it is limited in its comments. There is a need for more detail and mapping to be provided at Stage I.

Dr. Stobo stated that according to the review process, proposals should be coming to the

Board after all studies are done. He noted the Board cannot give detailed recommendations associated with a concept. In order for the Board to have meaningful input, the planner needs to identify potential issues and impacts and provide more detailed information for Stage II, studies have to be completed.

Dr. Stobo noted the Board does not receive any indication where the roads are going to be placed in the Concept Plan and the studies listed at Stage 1 are not provided.

Dr. Stobo stated the guidelines as written may be okay but implementation is not adequate and suggested perhaps a meeting should be arranged with planning staff.

Mr. Regan stated staff be advised there is a concern with the fact that if there is not enough information provided.

Mr. Hynick stated a message should be sent to planning staff that the Boards first experience with this process was not good and if the Board is provided with the details this process would work much better.

It was agreed that Dr. Stobo would write a letter to planning supervisors on behalf of the Board indicating that the process to date with the open space concept has not been satisfactory from the Board point of view because they do not feel they have received the kind of information needed to provide meaningful advice. This applies to both Stage I and Stage II. The letter include that if there are time constraints that are going to make it difficult for the planner to provide reports to Board then there needs to be meeting as ability to provide advice is compromised. There is a checklist but in some cases even the contours were not provided not just with the open concept but with other planning applications.

It was agreed that Derrill, Ellinor and Barry would review the letter.

## **5.2 Alton Gas Proposal**

Dr. Stobo provided information on this proposal noting it is a proposal to hollow out salt caverns in order to store liquified gas.

## **6. REPORTS**

### **6.1 Case 00976 - Open Space Subdivision by Development Agreement - Stage II**

The Board reviewed the report and recommended the following changes:

Recommendation 1 and 2 be joined to make one recommendation.

Recommendation 3 -

The word “seasonally” be removed and the following new sentence be inserted “The annual timing of the sampling should be seasonal (May, August and November)”

Recommendation 4 -

The word “Final” be replaced by “Future property” and the word “strongly” removed.

Recommendation 5 -

- The word “The” be replaced with “A”,
- The words “should be reviewed by HWAB” be inserted after “Plan”,
- The words “grassy ditches” be replaced by “vegetated swales”,
- The words “for storm drainage adjacent to roadways” be inserted following the word seeded.

Recommendation 6 -

- The words “As per the Open Space Guidelines” be inserted at the beginning of the sentence,
- The words “should be provided to HWAB for review and comment prior to construction” be inserted after the word “plan”.

No changes to the background and discussion sections.

**6.2 Request for Funds re Watershed Studies - Walter Regan**

This item was deferred to the November meeting.

**6.3 Parking**

This item was deferred to the November meeting.

**6.4 HWAB - Checklist for Review of Development Applications**

Discussion ensued with the following changes recommended:

- The words “and proponent if necessary” be inserted after the word Planner in the

- first bullet.
- The second bullet to be removed.
  - Under Information required the words “including contour lines” in brackets after the word Topography.
  - Sewage infrastructure and/or proposed location of on site sewage disposal system and storm water management plan be one item.
  - Drinking water infrastructure be a separate item.
  - A locator map be included as part of the plan.

It was agreed that Mr. Ripley would draft a revised checklist for Review of Development Applications incorporating the Open Space Planning Document

**7. ADDED ITEMS**

**7.1 Formatting of Reports**

This item was discussed and it was determined that the Legislative Assistant would contact appropriate staff to ascertain whether, as this was an advisory Board only, the section “Financial Management Policies/Business Plan” is necessary.

It was noted the Budget Implication section is a requirement for any reports going forward to Regional Council.

**8. DATE OF NEXT MEETING**

The next meeting is scheduled for November 21, 2007.

**9. ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.

Julia Horncastle  
Legislative Assistant