

HALIFAX WATERSHED ADVISORY BOARD  
MINUTES  
March 19, 2008

PRESENT:

Dr. Wayne Stobo  
Ms. Ellinor Williams  
Mr. Derrill Hynick  
Mr. David Ripley  
Dr. Barry Thomas  
Mr. Ross Evans  
Councillor Mary Wile  
Mr. Scott Harron

REGRETS:

Mr. Walter Regan  
Mr. Nathaniel Smith

STAFF:

Mr. Brian White, Planner  
Ms. Barbara Coleman, Legislative Assistant  
Mr. Tony Blouin, Manager, Environmental Performance (Water)

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**1. CALL TO ORDER**

The Chair called the meeting to order at 6: 40 p.m. in Halifax Hall, 2<sup>nd</sup> Floor City Hall, 1841 Argyle Street, Halifax.

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

**3. APPROVAL OF MINUTES - February 20, 2008**

Remove the word "equipment" from Page 3 sec 7.1 last paragraph.

**MOVED BY Councillor Wile, seconded by Mr. Evans that the minutes, as amended, be approved. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING FROM THE MINUTES**

4.1 Nova Scotia's Water Resources Management Strategy  
<http://www.gov.ns.ca/enla/water/WaterStrategyHow.asp>

**Deferred to the next meeting**

4.2 Member's Contact information

Ms. Coleman will make changes and send out to all members via email.

**5. DEFERRED AND STATUS SHEET ITEMS**

**6. REPORTS**

**6.1 Format for Recommendations to Council**

Ms. Coleman will make the revisions and send to Ms. Williams. Ms. Williams and Ms. Coleman to interact. Once finalized, Ms. Coleman will send out to Board Members.

**6.2 WATER QUALITY SAMPLING INCLUSION IN DEVELOPMENT AGREEMENTS**

**Deferred to the next meeting**

### **6.3 UPDATE OF RECOMMENDATIONS ON WEBSITE**

Ms. Coleman advised Ms. Williams of the HRM site of the Halifax Watershed Advisory Board website and will send the website address to Ms. Williams. Ms. Williams to review the HRM website and see if the website meets the needs of the Halifax Watershed Advisory Board, thereby, eliminating the need for a somewhat duplicate website that a former board member created. Ms. Williams will report back to the Board.

## **7. CORRESPONDENCE**

### **7.1 MEMO FROM DENISE SCHOFIELD, P. ENG, MANAGER - DEVELOPMENT ENGINEERING RE: WATER QUALITY MONITORING - BC SILVER**

HWAB should be discussing this with the planning department. Does HRM have the legal authority to require a developer to test the water quality? The Board will need to follow up on this. What is the responsibility of the Board, if HWAB's advice on water quality sampling is ignored?

Discussion ensued on this topic with Mr. Tony Blouin, Manager, Environmental Performance (Water) answering questions of the Board. It was decided to continue this discussion at the next meeting; therefore, the Board has invited Mr. Blouin back for the April agenda for further discussion on water quality monitoring

### **7.2 CASE 01058 HRM INITIATED AMENDMENTS TO ALL LAND USE BY-LAWS REGARDING TEMPORARY CONSTRUCTION ACTIVITIES**

**Deferred to the next meeting**

## **8. REPORTS**

### **8.1 CASE 01099: AMENDMENT TO DEVELOPMENT AGREEMENT - LOST CREEK GOLF CLUB**

A memorandum dated March 10, 2008, re: Amendment to Development Agreement - Lost Creek Golf Club. Mr. Joseph Driscoll, Planner reviewed the memorandum with the Board answers any questions and concerns of the Board. The owners and staff of the

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Lost Creek Golf Club were also on hand to answer any questions that the Board Members may have had.

Staff of the Golf course advised the Board that they test soil samples every year and stated that HWAB could be assured that faecal coliform does not get in the lake HRM Staff as well as Golf course staff also noted the following:

- only natural organic turkey compost which is biodegradable will be used
- backsloping would be considered as an additional mitigative measure in order to protect the lake and wetlands
- A computer program tells the Golf course staff the minimum requirements of what the soil samplings requires to do well. The fertilizer that is used is slow release with 4-6 weeks of spoon feeding into the system,
- Different types of grass is used for the fairways and the greens as well as the rough of the golfcourse. Not all areas are or need to be fertilized in the same way.
- there are no immediate plans to change the clubhouse - 3 years before a new one could be built.
- Septic for the club house is already in - there would not be much leeway for changes.
- plans to take out much of the dead stalk from the setback area, hoping that it will enhance the new growth
- not opposed to complete water testing at least once a year.

HRM staff can work with the applicants until the board can make their recommendations

**8.2 CASE 01117 - APPLICATION BY ANNAPOLIS GROUP TO REZONE PID 40806861 FROM MU-1 TO C-4 TO PERMIT TWO OR THREE 10,000 SQUARE FOOT COMMERCIAL BUILDINGS AT THE CORNER OF HAMMONDS PLAINS ROAD AND GLEN ARBOUR WAY.**

A memorandum dated March 11, 2008 re: Case 01117 - Application by Annapolis Group Inc. to rezone PIF# 40806861, from MU-1 zone to C-4 Zone to develop two or three 10, 000 square foot commercial buildings at the corner of Hammonds Plains Road and Glen Arbour Way.

Andrew Bone, Senior Planner, Planning and Development Services and the applicant answered any questions or concerns of the Board noting the following:

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- the third building would be built in the lower right hand corner bordering Hammonds plain.
  - the quality would meet or exceed the buildings already there in fox arbour
  - well water for now but hydrology testing planning for city water is planned for the future
  - the installation of the grit separator which wa of an interest to the Board was not currently being considered
  - septic tank will be pumped out with a higher standard of care

HWAB is not opposed to the rezoning but they would like to make recommendations that the applicant would take into consideration

Councillor Wile retired from the meeting

**8.3 CASE 01118 - APPLICATION BY HRM TO REVIEW THE WATERCOURSE SETBACK REQUIREMENTS IN THE SACKVILLE DRIVE LAND USE BY-LAW TO DETERMINE IN WHAT SITUATIONS IT IS ACCEPTABLE TO REDUCE THE 30M SETBACK TO 20M.**

Andrew Bone presented Case 01118 - Application by HRM to review watercourse setbacks of te Sackville Drive Land Use By -Law , specifically to identify when setbacks can be reduced from 30m to 20 m along the Little Sackville River.

Mr. Bone identified 5 different situations where the reduction of the set back would be considered:

- i. where there is existing disturbance or development on the potion of property identified as within the setback;
- ii. where avoidance of right-of-ways creates a hardship
- iii. where the configuration of a lot creates a hardship
- iv. where the impact of the setback on a lot creates a hardship (percentage of lot covered by setback); and
- v. where a building cannot be built on a lot

There would not be any changes to the existing setbacks where:

- there are extreme grades
- when the land use involves potential petroleum products next to the river; and/or
- the flood plain exceeds the setback

Staff answered questions and concerns of the Board.

The Halifax Watershed Advisory Board advised that they require 30 metres of setback.

After much discussion, it was decided by the Board that the requirements for setbacks remain the same. Dr. Stobo will draft the official recommendation for next month.

**9. ADDED ITEMS**

**10. DATE OF NEXT MEETING**

The next meeting was scheduled for April 16, 2008.

**11. ADJOURNMENT**

The meeting was adjourned at 8:20 p.m.

Barbara Coleman  
Legislative Assistant