

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

April 21, 2010

PRESENT: Mr. Walter Regan, Vice-Chair
Mr. Derrill Hynick
Mr. Scott Harron
Mr. David Ripley
Mr. Ross Evans
Mr. Barry Thomas
Councillor Peter Lund
Councillor David Hendsbee

REGRETS: Ms. Ellinor Williams, Chair

STAFF: Mr. Andrew Bone, Senior Planner
Mr. Richard Harvey, Senior Planner
Ms. Sheilagh Edmonds, Legislative Assistant
Ms. Julie Vandervoort, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 6:31 p.m. in the Media Room, City Hall.

2. APPROVAL OF THE MINUTES

MOVED by Councillor Hendsbee, seconded by Councillor Lund that the minutes of March 17, 2010 be approved. MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Councillor Lund and Councillor Hendsbee advised that they would have to leave at 7 p.m. as they had a function to attend. They requested that item 7.1 on the agenda be addressed first; the Board members`agreed. The agenda as amended was accepted.

The Chair noted that Mr. Sankar Ray, a former long-standing member of this Board had passed away. The Legislative Assistant advised that a letter of condolence had been sent to the family from the Mayor.

4. ITEMS TO BE ADDED TO NEXT AGENDA

- Correspondence from Nova Scotia Department of Environment – Derrill Hynick

It was agreed that the Legislative Assistant would circulate the letter to Board members by e-mail.

7. NEW BUSINESS

7.1 Case 15982: Application by Sobeys Fall River Plaza

- A memorandum dated April 6, 2010 was submitted by Mr. Andrew Bone, Senior Planner.

Mr. Bone addressed the Board noting that this proposal was part of an existing agreement and had been before the Board previously. Mr. Bone pointed out that the site is 14 acres not 22 acres as indicated in the April 6, 2010 memorandum. He explained that the applicant would like to reconfigure the existing site plan to redistribute development on the site. The proposal would remove a number of proposed outbuildings on the site and enable a 16,000 square foot expansion to the Sobey's store.

Mr. Bone noted that there is pyrite slate on the site, some removal will be required and the applicant is trying to minimize the intrusion into the slate. Mr. Bone added that the water for the site is drawn from Lake Thomas and that staff have not yet done an internal review of the proposal. A public meeting has been held.

Mr. Dave Wallace and Mr. Kirby Thompson, representing the applicant, were present to respond to questions. Board members asked a number of questions regarding excavating into the bedrock, monitoring requirements, storm water run-off, total square footage, parking and lighting, the oil/grit separator and grey water re-use. Mr. Thompson stated that pipes into the bedrock would be encapsulated in clay and any slate excavated would be dumped in a saltwater site. He further stated that he believed there were quarterly monitoring reports, there was storm water protection, and he would ask the mall manager for records on how often the oil/grit separator was pumped. He noted that he was not aware of any capture and re-use of excess roof water but he would check if the plans could be changed regarding grey water. He added that parking would be decreased.

Mr. Wallace added that any new retail on the site would be a low-water user. Mr. Bone clarified that he would be working on the plan for new, lesser-impact lighting in the parking lot, that the agreement would address lighting and also intrusion into pyrite slate. He added that the septic system in question was the municipal plant.

MOVED by Councillor Hendsbee, seconded by Mr. Evans that the application for a substantive amendment to the existing development agreement for Fall River Plaza be approved. MOTION PUT AND PASSED.

At 6:52 p.m. Councillor Lund and Councillor Hendsbee retired from the meeting.

5. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET ITEMS:

5.1 Business Arising:

5.1.1 Case 01238: Development Agreement by Hatfield Farm, Hammonds Plains Road, Hammonds Plains

There was general agreement that the changes sought in this agreement were not likely to create issues with the watercourse and this was an opportunity to create washroom facilities appropriate to the public visits already happening. Mr. Harron mentioned that if paintball games were to take place, the Farm should ensure that non-staining materials were used. The Board agreed on the following recommendations:

1. The septic field should be sized properly for the anticipated usage and pumped out regularly.
2. If the parking area is expanded, any runoff should drain into a holding pond before being discharged. If the area is paved, an oil/grit separator should be installed.
3. The manure should be contained properly with a manure storage plan to ensure there is no impact on groundwater or surface water.
4. If a saltwater pool is installed, the water must not be discharged into lake water.
5. Baseline chemical testing should be done now on the Flat, Second and Baptizing

Lakes and on the feeder brook so that this information is on record.

Mr. Ripley volunteered to draft the report containing the above recommendations.

At 7:12 p.m. Ms. Anna McCarron from SWEPS (Shubenacadie Watershed Environmental Protection Society) entered the meeting as an observer and was welcomed by the Chair.

5.1.2 Case 015976: Amendments to Development Agreement, Rockcliffe Village, Northwest Arm Drive, Halifax (Mainland)

Mr. Richard Harvey, Senior Planner, responded to questions from the Board. The Board agreed on the following recommendations:

1. Confirm as a requirement that no development takes place within the 20-metre set-back area.
2. Ensure controls are in place regarding any grading or changes to the vegetation in the back yards so that there is no negative impact on the watercourse.
3. Require baseline testing of the brook and the start of the pond with one test prior to construction and three subsequent tests.

Mr. Harron volunteered to draft the report containing the above recommendations.

The Chair requested that the recommendations be e-mailed to the Legislative Assistant no later than April 30, 2010.

5.2 Status Sheet: None

6. **DEFERRED ITEMS:** None
8. **CORRESPONDENCE:** None
9. **ADDED ITEMS:**

9.1 Gold Mining on the Eastern Shore

Mr. Barry Thomas indicated that he had sent the Committee members his report on this matter and there was general confirmation that they had received it. Mr. Thomas stated that currently there is no actual application put forward by the Tangier Gold Mine for “industrial stage” approval; he requested to be on record that there were serious deficiencies with how the assessment process has been handled thus far. Mr. Richard Harvey, Senior Planner, explained that, rather than write to the provincial Department of Environment directly, the proper procedure would be for this Committee to convey its concern to Regional Council and ask Council to express concern on the HWAB’s behalf. Mr. Harvey pointed out that staff may be aware of additional or related issues. The Committee members entered into a discussion and agreed that Mr. Thomas would draft a letter to Regional Council including such concerns as protecting the drinking

water and the watercourse in the Tangier region and repairing previous mining damage.

MOVED by Mr. Evans, seconded by Mr. Ripley that a letter, as outlined above, be drafted by Mr. Barry Thomas and brought forward to the Board at the next meeting. MOTION PUT AND PASSED.

10. DATE OF NEXT MEETING: May 19, 2010

11. ADJOURNMENT

The meeting adjourned at 7:52 p.m.

Julie Vandervoort
Legislative Support