

HALIFAX WATERSHED ADVISORY BOARD  
MINUTES

October 20, 2010

PRESENT: Ms. Ellinor Williams, Chair  
Mr. Walter Regan, Vice-Chair  
Mr. Scott Herron  
Mr. Ross Evans  
Mr. David Ripley  
Ms. Anna McCarron  
Mr. Barry Thomas  
Councillor Peter Lund

REGRETS: Mr. Derrill Hynick  
Councillor David Hendsbee

STAFF: Mr. Richard Harvey, Senior Planner  
Mr. Tyson Simms, Planner  
Ms. Julie Vandervoort, Legislative Support

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**1. CALL TO ORDER**

The Chair called the meeting to order at 6:43 p.m. in Halifax Hall, City Hall.

**2. APPROVAL OF THE MINUTES**

**MOVED by Mr. Regan, seconded by Mr. Ripley that the minutes of September 15, 2010 be approved. MOTION PUT AND PASSED.**

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

The Board agreed to move item 7.1 to follow item 4. The Chair also requested that Mr. Hynick's request for a leave of absence from the Board be added to the agenda.

**MOVED by Mr. Regan, seconded by Mr. Herron that the order of business, as amended, be approved. MOTION PUT AND PASSED.**

**4. ITEMS TO BE ADDED TO NEXT AGENDA**

The Board agreed to add two items to the next agenda. First, whether HWAB will meet in December and second, that Ms. McCarron will provide an update to the Board, as an information item, on any new data regarding pyritic slate and Case 15982 (Application by Sobey's Land Holdings for a substantive amendment to the existing development agreement for Fall River Plaza, 3286 Highway 2, Fall River).

**7. NEW BUSINESS:**

**7.1 Case 16334: Development Agreement for 651 Sackville Drive, Sackville**

A memorandum dated October 5, 2010 prepared by Mr. Tyson Simms, Planner, was circulated.

Mr. Simms provided a presentation on the Agreement and circulated enlarged site maps. The Board entered into a discussion with Mr. Simms responding to questions. Mr. Ray Landrey, Site Designer, and Mr. Cesar Saleh, P.Eng, were present on behalf of the applicant and also provided additional information to the Board on storm water management, waste water disposal, oil/grit separators, the retaining wall, landscaping and the applicable parking ratio. Mr. Landrey and Mr. Saleh retired from the meeting at 7:25 p.m.

The Board stated that they wished to commend the applicant on the proposed landscaping and the design of the oil/grit separator. Board members noted that while there are no watercourses on the site, the site is located close to the Little Sackville River. Members emphasized concern about storm water run-off and waste water disposal. The Board then concluded its discussion and agreed to put forward the following recommendations with regard to this application:

**MOVED by Mr. Ripley, seconded by Mr. Regan, that HWAB recommend that:**

- 1. Copies of the monitoring and maintenance records of the oil-grit separator be forwarded to the Board for review.**
- 2. Provision be made to retain storm water on site for 24 hours, possibly by installing underground storm-water retention tanks.**
- 3. On-site sewage holding tanks be installed to alleviate the local problem of storm water infiltrating the sewer system which, when full, overflows into Little Sackville River and the Sackville River.**
- 4. The retaining wall at the rear of the property be stepped out or otherwise designed to allow for vegetative growth.**
- 5. Because of previous quarry and industrial uses of this site, the soil be tested for possible contaminants.**
- 6. The building be designed to LEED standards as regards rainwater collection on the roof and grey water re-use, if possible.**
- 7. Prior to any demolition of foundations or site regrading, a Soil Erosion and Sedimentation Control Plan be put in place.**

**MOTION PUT AND PASSED.**

The Board then returned to the regular order of the agenda.

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

**5.1 HWAB Report -- Case 16235: Development Agreement for Lobster World, 10320 Highway 7, Jeddore:**

HWAB Recommendations, dated October 14, 2010, and attached to a memorandum dated August 6, 2010 prepared by Mr. Mitch Dickey, Planner, were circulated.

The Chair expressed concern about the format of the document and possible duplication of information. The Board agreed that the Chair would clarify this matter with Legislative Assistant.

**5.2 Tangier Gold Mine**

Draft report dated October 20, 2010, submitted by Ellinor Williams, and titled "Transfer of Environmental Assessment Approval from Tangier Limited Partnership for Blueberry Hill Mine to Acadian Mining Corporation"

The Board entered into an extensive discussion of possible wording changes to the above draft report. The Board agreed the Chair would redraft the report incorporating the suggested changes and circulate the updated version to Board members for their input. The Board also agreed that the Chair would then forward the final version of the report to the Municipal Clerk's office.

**6. DEFERRED BUSINESS:** None

**7. NEW BUSINESS:**

**7.1 Case 16334: Development Agreement for 651 Sackville Drive, Sackville**

This item was dealt with after item 4, above.

**7.2 HWAB's Meeting Time (Councillor Lund)** The Board agreed to defer discussion of this item to the next meeting.  
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**The Board agreed to defer discussion of this item to the next meeting.**

**7.3 HWAB's Recommendations on Website (Chair)**

The Board agreed to defer discussion of this item to the next meeting.

**8. CORRESPONDENCE: None**

**CORRESPONDENCE:**

**9. ADDED ITEMS:**

**9.1 Leave of Absence Request**

The Chair conveyed Mr. Hynick's request for a two-month leave of absence, for medical reasons.

**MOVED by Mr. Regan, seconded by Councillor Lund, that Mr. Hynick's leave of absence be approved. MOTION PUT AND PASSED.**

**10. DATE OF NEXT MEETING:** November 17, 2010

**11. ADJOURNMENT**

The meeting adjourned at 9:33 p.m.

Julie Vandervoort  
Legislative Support