

HALIFAX WATERSHED ADVISORY BOARD  
MINUTES

November 17, 2010

PRESENT: Ms. Ellinor Williams, Chair  
Mr. Walter Regan, Vice Chair  
Mr. Barry Thomas  
Ms. Anna McCarron  
Mr. Scott Harron  
Mr. Ross Evans  
Councillor David Hendsbee

REGRETS: Mr. David Ripley  
Mr. Derrill Hynick  
Councillor Peter Lund

STAFF: Mr. Richard Harvey, Senior Planner  
Ms. MacKenzie Stonehocker, Planner  
Ms. Sheilagh Edmonds, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 6:33 p.m. in Halifax Hall, City Hall.

**2. APPROVAL OF MINUTES**

**MOVED by Mr. Regan, seconded by Ms. McCarron that the minutes of October 20, 2010 be approved. MOTION PUT AND PASSED.**

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

There were no additions or deletions to the agenda.

At the request of Mr. Regan, **the Board agreed to move up item 7.1** on the agenda to be dealt with as the first regular item of business.

Councillor Hendsbee entered the meeting at 6:35 p.m.

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

At the request of Mr. Regan, it was agreed that the memorandum regarding Case 01251: Amendments to Halifax MPS – Western Shore Bedford Basin which was submitted as information last month would be placed on the next regular agenda.

**7. NEW BUSINESS:**

**7.1 Case 16217: Application by Marterra Inc. for a Heritage Development Agreement to Permit 1 two-unit dwelling and 12 single-unit dwellings at 10 Kirk Road, Halifax, a Municipally Registered Heritage Property**

A Memorandum dated November 1, 2010 was submitted from Mackenzie Stonehocker, Planner.

Ms. MacKenzie Stonehocker, Planner provided the staff presentation, outlining a proposal for a bareland condominium, incorporating the existing building and pool for a total of 1 two-unit dwelling and 12 single unit dwellings at 10 Kirk Road, Halifax. In her remarks she advised that the proposal involves the consolidation of the two existing parcels and that no additional subdivision is proposed since ownership will be under a condominium corporation. She also noted that no public streets are proposed and access would be through private driveways off Kirk Road, McManus Road and possibly Marine Drive.

Mr. Evans entered the meeting at 6:39 p.m.

Ms. Stonehocker responded to questions, clarifying the following points:

- This condominium complex is similar to apartment style condominiums—it is one large property owned by the condominium corporation and each

property owner owns the ground around their property and can utilize it according to condominium bylaws.

- The pool and pool house currently on the property would be common property; the main house which currently functions as two units will be made two units officially; the gate house will become a house; the Roost is an accessory building and there are no plans to turn this into a house.
- The main house is a designated heritage property and is required to remain as part of the Heritage Development Agreement—renovations will be carried out inside to update it and bring it up to today's building code standards, but the house will look the same from the outside.
- A number of the stone walls on the property are decorative only, as the original family carried out significant landscaping and created a rhododendron garden.
- There is a five metre public access easement along the Northwest Arm
- Different contractors will be building the homes.

Ms. Stonehocker advised that staff were requesting the Board's input with respect to the potential impact on the Northwest Arm that this proposal may have. She introduced Mr. Lawrence White, P.Eng., Sherwood Enterprises to the Board, advising that he was a consultant on the project and was available to respond to any questions the Board may have with regard to storm water management .

The Board entered a discussion on the proposal and Mr. White and Ms. Stonehocker responded to questions. The Board agreed to put forward the following recommendations with regard to this application:

**MOVED by Mr. Thomas, seconded by Mr. Regan that Halifax Watershed Advisory Board recommends:**

- 1. If the property includes a water lot, any development proposal for this lot be brought to the HWAB for review.**
- 2. If a large wharf of jetty is intended, this should be of the floating type.**
- 3. Pool water is not to be discharged directly into the Northwest Arm.**
- 4. The separate sewer laterals be combined into one common sewer line running down the common area roadway.**
- 5. The oil/grit separator be maintained by the condo corporation and maintenance records forwarded to the HWAB for review.**
- 6. Garbage collection screens (for large items such as plastic bags, plates, etc.) be installed in the storm water collection system.**
- 7. If any pyritic slate is encountered on the site, the proponent is**

**to proceed in accordance with Provincial Guidelines.**

- 8. The condo corporation ensure that the builders of the individual homes in this development work in compliance with the overall storm water drainage plan.**
- 9. Buildings and hard surfaces be designed to LEED standards in regard storm water collection and dispersal.**
- 10. Similarly, grey water and rainwater collected from roofs be retained for future use, as per LEED standards.**
- 11. In view of the proximity of the Northwest Arm, if oil heating is to be used, only double walled oil tanks be installed.**
- 12. The Development Agreement should include a stipulation that the tree retention plan be strictly enforced.**

**MOTION PUT AND PASSED.**

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

**5.1 Tangier Gold Mine**

A copy of the Board's report to Council in regard to this matter was submitted.

The Chair requested that the date of the report be revised to today's date, and pointed out that there were some typographical issues to be corrected.

**MOVED by Mr. Regan, seconded by Mr. Evans, that the report be forwarded to Regional Council. MOTION PUT AND PASSED.**

**5.2 Case 16334: Development Agreement for 651 Sackville Drive, Sackville (HWAB Report)**

A copy of the Board's report to North West Community Council was submitted.

**MOVED by Mr. Regan, seconded by Mr. Herron that the report be forwarded to North West Community Council. MOTION PUT AND PASSED.**

**6. DEFERRED BUSINESS:**

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

The Chair indicated that some time ago the Board began posting its recommendations on applications on its HRM website, however, over the past numbers of years there has been inconsistency in this regard. She questioned whether the Board wanted to

continue with this practice and have the website brought up to date, or to cease uploading its recommendations.

A brief discussion ensued and it was noted that the Board's recommendations can be found in its minutes, and that the recommendations are also contained in a report which is submitted to either Community Council or Regional Council.

## **6.2 HWAB's Meeting Time (Councillor Lund)**

Councillor Hendsbee advised that Councillor Lund could not attend tonight's meeting and he had a conflict with another event. Councillor Hendsbee added that Councillor Lund wanted to know if the Board had given any consideration to changing its meeting time, as he finds it conflicts with number of community meetings.

## **7. NEW BUSINESS (cont.'d):**

### **7.2 December Meeting**

It was noted that there were no pressing items for the Board to deal with in December . There was general consensus to cancel the December meeting.

**MOVED by Mr. Regan, seconded by Mr. Herron that December's meeting be cancelled. MOTION PUT AND PASSED.**

### **7.3 Information Update by Anna McCarron Re Case 15982**

Ms. McCarron noted that this case pertains to the Fall River Sobeys application for an expansion of a building and construction of two additional buildings, and involves the removal of pyritic slate.

Ms. McCarron advised that, to date, the building has been moved forward as much as possible and they propose to cut into the slate, but this is dependent on whether they get the required permits. She added that there has been a new revelation about the current runoff from the site, which is that the ph level of runoff is very low, making it highly acidic and that they have had consultants looking at ways to treat the site. Ms. McCarron advised that SWEPS is concerned about how long this has been ongoing and how often are they required to report and what the test results are. She indicated that SWEPS has been advised that they may have to apply under FOIPOP legislation to get this information, and at the next SWEPS meeting, on December 3, a decision will be made as to whether they want to proceed in this regard.

**8. CORRESPONDENCE: NONE**

**9. ADDED ITEMS: NONE**

**10. DATE OF NEXT MEETING: January 19, 2011**

**11. ADJOURNMENT**

The meeting adjourned at 8:30 p.m.

Sheilagh Edmonds  
Legislative Assistant