

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

August 17, 2011

PRESENT: Ms. Ellinor Williams, Chair
Mr. Walter Regan, Vice Chair
Mr. Scott Harron
Mr. Ross Evans
Mr. David Ripley
Mr. Barry Thomas

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

STAFF: Mr. Paul Sampson, Planner, Community Development
Ms. Jacqueline Belisle, Planner, Community Development
Ms. Krista Vining, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. in the Halifax Hall, City Hall.

Ms. Williams advised that Anna McCarron has accepted a position with the Halifax Water Commission and has resigned from the Board.

Ms. Williams further indicated that she has web address for the Leadership in Energy and Environmental Design Rating System and would forward it to the Board members.

2. APPROVAL OF MINUTES – June 15, 2011

MOVED by Mr. Walter Regan, seconded by Mr. Ross Evans that the minutes of June 15, 2011 be approved, as presented.

A brief discussion was held respecting the definition of a low flow toilet, as identified on page 3 of the June 15, 2011 minutes.

MOTION PUT AND PASSED.

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

The Board agreed to address Items 6.1 and 6.2 prior to the deferred business.

MOVED by Mr. Walter Regan, seconded by Mr. Scott Harron that the Order of Business be approved, as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

Item 6.1 and 6.2 were addressed at this time.

6.1 Case 16567: Application by Madeline and Harold Myers for a development agreement at 9331 St. Margaret's Bay Road, Queensland to allow for a 14-unit townhouse development

A staff memorandum dated June 29, 2011 was before the Board for review.

Mr. Paul Sampson, Planner, Community Development, delivered a presentation to the Board respecting Madeline and Harold Myers' application for a development agreement at 9331 St. Margaret's Bay Road, Queensland to allow for a 14-unit townhouse development.

Mr. Sampson and Mr. Jeffrey Penhey, representative of the developer, responded to questions of clarification on the following points:

- the shared water and septic systems
- the disposal of storm water and run-off from roof drains through the storm water sewer system and a disposal trench which, during construction will act as a

sediment trap

- scheduled maintenance of the septic tanks
- the fact that the old septic tank had been removed
- the proposed source of heating for the 14 units
- the storm sewer's capacity to handle 5 year and 100 year floods
- availability of ground water for household use

During the discussion, the Board members indicated that they were pleased with the design of the septic disposal and storm water management systems, as well as the maintenance and monitoring schedules proposed. It was suggested that the re-use of grey water might also be considered.

MOVED by Mr. Walter Regan, seconded by Mr. David Ripley that the Halifax Watershed Advisory Board recommend to Western Region Community Council that:

- 1. HRM staff review the condominium corporation by-laws for compliance with water protection and septic system maintenance;**
- 2. A Sedimentation and Erosion Control Plan be prepared and brought before the Halifax Watershed Advisory Board for review;**
- 3. A tree retention plan be prepared; and**
- 4. The condos be built in accordance with the requirements for LEED accreditation for new construction, where possible.**

MOTION PUT AND PASSED.

6.2 Case 16966: Application by Genivar, for the lands of Jason Hart, to rezone 1183 Fall River form R-1B (Suburban Residential) Zone to P-2 (Community Facility) Zone to permit a daycare

A staff information memorandum dated July 7, 2011 was before the Board.

Ms. Jacqueline Belisle, Planner, Community Development, delivered a presentation to the Board respecting Genivar's application, for the lands of Jason Hart, to rezone 1183 Fall River Road from R-1B (Suburban Residential) zone to P-2 (Community Facility) zone to permit a day care. She noted that staff is seeking input from the Board respecting the P-2 Permitted Uses for Institutional Use and Open Space Use.

Ms. Belisle and Mr. Joe McGraw, representative of the applicants, responded to questions of clarification on the following points:

- permitted Institutional and Open Space uses in P-2 (Community Facility) zone
- location of the watercourse in relation to the buffer shown on the map
- permitted recreational uses (including private or commercial swimming pool)
- monitoring of water use
- the status of the two other day care facilities in the area
- future of buildings currently on the site

It was noted that the Board does not anticipate problems arising from any of the uses permitted in the P-2 (Community Facility) zone occurring on this site. The Board expressed regret that there will be no opportunity in the rezoning process for the Board to comment on this project at a later stage, after the location of the well and septic tank have been determined. It was suggested that the possibility of acidic slate at this site should be considered. It was also suggested that the precise location of the watercourse be identified on the map.

Staff is confirming the location of the watercourse with the Department of Environment.

MOVED by Mr. Ross Evans, seconded by Mr. Scott Harron that the Halifax Watershed Advisory Board recommend to Marine Drive, Valley and Canal Community Council that the rezoning of 1183 Fall River Road from R-1B (Suburban Residential) zone to P-2 (Community Facility) zone to permit a day care facility move forward as proposed in the staff information memorandum dated July 7, 2011.

MOTION PUT AND PASSED.

5. DEFERRED BUSINESS (*Deferred June 15, 2011*)

5.1 Halifax Water – Integrated Resources Plan Terms of Reference

A copy of the Halifax Water Integrated Resource Plan Terms of Reference was before the Board.

Mr. Regan advised that he had met with the Halifax Water Commission's consultant and a representative of Genivar. The Nova Scotia Utility and Review Board has ordered the Halifax Water Commission to develop a 30 year operation plan for potable water, storm water and sanitary systems. The operation plan is proposed to be implemented by June 2012. Mr. Regan advised that Halifax Water has agreed that he serve on its Steering Committee.

During the meeting with Halifax Water and Genivar, Mr. Regan expressed concerns with end of pipe treatment, end of pipe demand and receiving waters. Halifax Water is trying to work the 30 year operational plan into HRM's Regional Plan and ongoing operations. He suggested the Board invite a representative from Halifax Water to a meeting in either late fall or early winter to provide an update. Mr. Regan noted that he will be providing the Board will monthly updates and suggested this matter remain on the agenda as an ongoing item (Update re: Integrated Resource Plan for Halifax Water), to which the Board agreed.

5.2 Discussion re: Protecting Our Lakes

Ms. Williams advised that she and Mr. Regan attended a meeting hosted by HRM's Sustainable Environment Management Office. Staff is concerned with development encroaching on HRM's water resources, stressing fresh water lakes. Staff is working to develop policies to mediate this problem. Those present at the meeting were asked to

identify problems with the quality of HRM's lake water and possible solutions. It was noted that the Environment and Sustainability Standing Committee is reviewing this matter and has recommended this process move forward.

Mr. Regan provided an update respecting the International Blue Flag program. The following points were noted:

- The International Blue Flag program began in Europe (France) 25 years ago; the program is worldwide and is a marketing feature for tourism
- If a beach has high quality water, an application can be made to the program to put up a blue flag
- Beaches must re-qualify yearly for the program and the flag can be removed if the beach does not meet the water quality criteria
- HRM is working towards having the first blue flag beach in Atlantic Canada
- HRM is looking to concentrate on Lake Banook as the pilot project for the blue flag program, as a result of HRM's Save our Lakes program
- There are different blue flag standards for fresh water and salt water

6. NEW BUSINESS

6.1 Case 16567: Application by Madeline and Harold Myers for a development agreement at 9331 St. Margaret's Bay Road, Queensland to allow for a 14-unit townhouse development

Matter addressed earlier in the meeting, see page 3.

6.2 Case 16966: Application by Genivar, for the lands of Jason Hart, to rezone 1183 Fall River from R-1B (Suburban Residential) Zone to P-2 (Community Facility) Zone to permit a daycare

Matter addressed earlier in the meeting, see page 4.

7. CORRESPONDENCE – NONE

8. PRESENTATIONS – NONE

9. ADDED ITEMS – NONE

10. DATE OF NEXT MEETING – September 21, 2011

11. ADJOURNMENT

The meeting adjourned at 8:13 p.m.

Krista Vining
Legislative Assistant