

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

June 20, 2012

PRESENT: Ms. Ellinor Williams, Chair
Mr. Walter Regan, Vice Chair
Councillor David Hendsbee
Mr. Allan Billard
Dr. Barry Thomas
Mr. Ross Evans
Mr. Derrill Hynick

REGRETS: Mr. David Ripley
Councillor Peter Lund

STAFF: Mr. Richard Harvey, Senior Planner
Ms. Krista Vining, Legislative Assistant
Ms. Jane Crosby, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 6:26 p.m. in the Dartmouth Chamber, 90 Alderney Drive, Dartmouth.

The Chair welcomed Mr. Steven Stone and Mr. Ray Landry of Servant, Dunbrack, McKenzie & MacDonald Ltd. present on behalf of Case 17002, and Mr. Greg Zwicker of Genivar present on behalf of Case 17362.

2. APPROVAL OF MINUTES – May 16, 2012

A typographical error was noted on page 6; Dr. Barry Thomas' name was misspelt.

MOVED by Mr. Regan, seconded by Dr. Thomas that the minutes of May 16, 2012 be approved, as amended. MOTION PUT AND PASSED.

3. ITEMS TO BE ADDED TO NEXT AGENDA

It was agreed that Ms. Williams would attend the HRM Urban Forest Master Plan Workshop on June 28, 2012 and Mr. Regan would attend Halifax Water's Integrated Resource Plan (IRP) Technical Conference on June 28, 2012, and report back to the Board at the next meeting.

The Board agreed to review sections of the Regional Plan, in particular to Water Resources and the Open Space Design, for discussion at the next meeting.

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

MOVED by Mr. Regan, seconded by Mr. Hynick that the Order of Business be approved, as presented. MOTION PUT AND PASSED.

5. BUSINESS ARISING OUT OF THE MINUTES

5.1 Stormwater runoff issue at Jack Ladder Drive, Sackville

A staff memorandum dated June 11, 2012 entitled: Halifax Watershed Advisory Board May 16, 2012 discussion re: stormwater runoff issue at Jack Ladder Drive, Sackville was before the Board.

Following a brief discussion, it was **MOVED by Mr. Regan, seconded by Ms. Williams that the Halifax Watershed Advisory Board request staff to provide a report identifying the stormwater runoff issue at Jack Ladder Drive, Sackville. MOTION PUT AND PASSED.**

6. DEFERRED BUSINESS – NONE

7. NEW BUSINESS

7.1 Case 17002: Application by W.M. Fares Group on behalf of Sobeys Land Holding Limited for a rezoning of 69 Tremont Drive and the parcels identified by PIDs 00292711 and 40832057 from R-1 (Single Family Dwelling), R-2 (Two Family Dwelling) and I-2 (Radio Transmitter) to Schedule K, and for the future consideration of a Stage I Development Agreement to permit a comprehensive mixed use residential and commercial development on the said lands

A staff memorandum dated June 8, 2012 was before the Board.

Mr. Richard Harvey, Senior Planner delivered a presentation on Case 17002, application by W.M. Fares Group on behalf of Sobeys Land Holding Limited to rezone 69 Tremont Drive and PID 00292722 to the Schedule K Zone to allow for consideration of a Stage I Development Agreement to permit a comprehensive mixed use residential and commercial development on the said lands. Mr. Harvey noted that on February 28, 2012 Halifax Regional Council initiated a high level review of the servicing capacity issues that relate to this application.

Discussion was held on the potential flooding and stormwater management and it was noted that Nova Scotia's Department of Environment has been working with Servant, Dunbrack, McKenzie & MacDonald Ltd. and the proposed alterations have received approval.

Mr. Ray Landry of Servant, Dunbrack, McKenzie & MacDonald Ltd. responded to questions raised respecting contaminated soil and acidic slate. He noted that a consultant has been retained to see if contaminated soil and/or acidic slate are present on the site, of which they are at the schematic stage.

The Board expressed concern with respect to sewer capacity. Mr. Landry indicated that Servant, Dunbrack, McKenzie & MacDonald were currently engaged with Halifax Water about the issue of capacity.

Mr. Regan read an email from Councillor Lund dated June 20, 2012 with questions concerning the proposal, a copy of which was submitted for the file.

Following further discussion, it was **MOVED by Councillor Hendsbee, seconded by Mr. Regan that the Halifax Watershed Advisory Board recommend to Chebucto Community Council that:**

- 1. The location and extent of all water courses on site be confirmed and the 20 meter buffer be applied to them;**

2. **The 20 meter buffer be applied to the wetlands;**
3. **Stormwater flow be managed to ensure that wetlands are not adversely affected;**
4. **Measures are taken to ensure that blasting does not adversely affect wetlands;**
5. **The site be inspected for acidic slate and any excavated slate be maintained on site where possible;**
6. **The site be inspected for contaminated soils;**
7. **An extensive tree planting program be undertaken;**
8. **A walking path connection be made from the planned path around wetland "D" to Tremont Park; and**
9. **Oil grit separators be installed in association with parking lots and dispersion trenches.**

MOTION PUT AND PASSED.

- 7.2 Case 17362: Application by Genivar for the lands of Cobalt Properties Ltd. To enter into a development agreement for a commercial development greater than 697 square metres (7,500 square feet) at 5210 St. Margaret's Bay Road, Upper Tantallon**

A staff memorandum dated June 8, 2012 was before the Board.

Mr. Richard Harvey, Senior Planner delivered a presentation on Case 17362, application by Genivar for the development of three commercial buildings at 5210 St. Margaret's Bay Road through a development agreement.

Mr. Greg Zwicker of Genivar provided an overview of the following:

- a view of the proposed project renderings
- a description of the site servicing plan including water, sanitary and stormwater
- an overview and description of the AdvanTex® system
- a description of the drainage plan
- Mitigations that will be used during the construction process to avoid erosion, including a variation to the silt fence called a "farm fence" that will be installed around the entire property throughout all stages of construction

The Board entered into discussion on the proposal with Mr. Zwicker and Mr. Harvey responding to questions. Mr. Zwicker explained in further detail the wastewater management system and the care required to maintain that particular system.

Mr. Regan read an email from Councillor Lund dated June 20, 2012 with questions about the proposed development, a copy of which was submitted for the file. In response to concern raised respecting the surrounding grade, Mr. Zwicker advised that he would respond back to the Board.

The Board expressed their satisfaction with this proposal and were pleased to note that stormwater will largely be treated and maintained onsite.

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

- 1. Regular annual maintenance reports on the sewage treatment plant and the stormwater treatment systems are provided to HRM Planning and the Board;**
- 2. Sufficient soil is made available beneath the parking to allow for the flow of water and to provide a planting medium for trees; and**
- 3. The tree planting program be expanded.**

MOTION PUT AND PASSED.

7.3 Discussion re: Status of Integrated Lot Grading By-Law

A staff memorandum dated June 1, 2012 was before the Board.

The Board noted their support toward the discussion paper and work plan that is currently being prepared for review by the Environment and Sustainability Standing Committee.

7.4 Discussion re: Staff Information Report dated April 19, 2012 to Halifax Regional Council May 15, 2012 entitled: North West Arm Riparian Buffer (Watercourse Protection)

A staff information report dated April 19, 2012 was before the Board.

The Board reviewed the April 19, 2012 staff information report, noting the progress of the North West Arm Riparian Buffer.

7.5 Discussion re: Meeting Space during City Hall Restoration

The Board agreed to hold their meetings in the Dartmouth Chamber, 90 Alderney Drive, Dartmouth while the restoration work takes place at City Hall.

8. CORRESPONDENCE – NONE

The Board agreed to add Information Item 1 – Quarterly Water Quality Report from the third quarter of the first year of monitoring Burnello Estates, prepared by Stantec Consulting Limited dated June 7, 2012 re: Construction Monitoring Report Year 1-Q3, to the agenda under Item 9.1 at this time.

9. ADDED ITEMS

9.1 Information Item 1 – Quarterly Water Quality Report from the third quarter of the first year of monitoring Burnello Estates, prepared by Stantec Consulting Limited dated June 7, 2012 re: Construction Monitoring Report Year 1-Q3

The Board reviewed Stantec’s quarterly water quality report for Burnello Estates.

Councillor Hendsbee commented on the process of watershed studies being presented to Halifax Regional Council.

MOVED by Mr. Regan, seconded by Dr. Thomas that the Watershed Studies for Lake Echo, Shubenacadie River, and Porters Lake be provided to the Halifax Watershed Advisory Board for review prior to moving forward to Halifax Regional Council. MOTION PUT AND PASSED.

10. DATE OF NEXT MEETING – July 18th & August 15th (if needed)

11. ADJOURNMENT

The meeting was adjourned at 9:02 p.m.

Jane Crosby
Legislative Support

INFORMATION ITEMS

1. Quarterly Water Quality Report from the third quarter of the first year of monitoring Burnello Estates, prepared by Stantec Consulting Limited dated June 7, 2012 re: Construction Monitoring Report Year 1-Q3