

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

August 15, 2012

PRESENT: Mr. Walter Regan, Vice Chair
Councillor Peter Lund
Councillor David Hendsbee
Dr. Barry Thomas
Mr. Ross Evans
Ms. Julia Brydon
Mr. David Ripley

REGRETS: Ms. Ellinor Williams, Chair
Mr. Derrill Hynick
Mr. Allan Billard

STAFF: Ms. Maureen Ryan, Senior Planner
Mr. Andrew Bone, Senior Planner
Ms. Krista Vining, Legislative Assistant
Mr. Darcy Warren, Legislative Support

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1. CALL TO ORDER

The Vice Chair called the meeting to order at 6:35 p.m. in the Dartmouth Chamber, 90 Alderney Drive, Dartmouth and lead the Board in round table introductions.

2. APPROVAL OF MINUTES – July 18, 2012

A copy of proposed amendments to the July 18, 2012 minutes provided by Ellinor Williams, Chair was before the Board for consideration.

Following a review of Ms. Williams' suggested amendments, the Board agreed to accept the revisions to the discussion section of Item 7.1: Review of Draft Subenacadie Lakes Subwatershed Study – Preliminary Report, as outlined in Option 2 of the proposed amendments.

MOVED by Councillor Hendsbee, seconded by Dr. Thomas that the minutes of July 18, 2012 be approved, as amended. MOTION PUT AND PASSED.

3. ITEMS TO BE ADDED TO NEXT AGENDA – NONE

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

Addition:

9.1 Councillor Lund – Discussion re: Bowater Mersey Lands

The Board agreed to address Item 7.3 – Burnello Estates Erosion and Sedimentation Control Plans Update prior to Item 7.2 – MPS and LUB Amendments to Planning Districts 14/17 for the proposed River-lakes Secondary Municipal Planning Strategy.

The Order of Business was approved, as amended.

5. BUSINESS ARISING OUT OF THE MINUTES

5.1 Status of Board's request for presentation – Draft HRM Urban Forest Master Plan

It was noted that staff would not be providing a presentation on the Draft Urban Forest Master Plan to the Board at this time, as it is currently being reviewed by the Environment and Sustainability Standing Committee with recommendation to Halifax Regional Council.

The Board suggested that once this plan goes before Regional Council, that perhaps staff could provide an update to the Board. As well, it was requested that the Clerk

provided a link to the Environment and Sustainability Standing Committee's webpage when the draft plan becomes available.

6. DEFERRED BUSINESS - NONE

7. NEW BUSINESS

7.1 Case 17736: Open Space Subdivision by Development Agreement – Stage II, Brookhill Drive, Grand Lake

A staff memorandum dated July 25, 2012 was before the Board.

Mr. Bone gave an overview of Case 17736, application by Sunrose Land Use Consulting on behalf of Caliber Consulting to enter into a development agreement to permit an open space subdivision at PID #00512186 and 41186396, Brookhill Drive, Grand Lake.

The Board entered into a discussion on the open space subdivision, with Mr. Bone responding to questions of clarification. The following concerns were expressed:

- there is no control over clear cutting the property
- there is no proposed park land
- public roads will not meet Red Book Standards
- the process in which septic systems are maintained
- lack of opportunity for the Board to provide comment on the application in the future
- lack of background testing on wetlands by Halifax Water

The Board expressed appreciation that the roads would be placed outside of the watershed.

MOVED by Mr. Evans, seconded by Councillor Hendsbee that the Halifax Watershed Advisory Board recommend to Marine Drive, Valley and Canal Community Council that:

- 1. As a precaution, that there be no excavation of bedrock (ie. breaking and blasting);**
- 2. Wells be retested after a one (1) year period of being drilled;**
- 3. HRM purchase as much land as possible within the watershed limits;**
- 4. Consideration be given to property owners having the option to share cluster septic systems;**
- 5. Appropriate siltation traps be placed on drainage traps and devices placed in ditches to better control water flow;**
- 6. For one year following post construction, that the developer maintain aggressive treatment of stormwater;**
- 7. The HRM's Water Quality Monitoring Program be reinstated;**

8. **A copy of the Halifax Watershed Advisory Board`s comments be sent to the Department of Fisheries and Ocean in relation to the Canada`s Species at Risk Act (SARA) for information;**
9. **Minimize the use of road salt and if there is contamination (ie. detection of metals) that reverse osmosis be used for drinking water; and**
10. **The use of non-salt water softeners.**

MOTION PUT AND PASSED.

7.2 MPS and LUB Amendments to Planning Districts 14 and 17 for the proposed River-Lakes Secondary Municipal Planning Strategy

Matter addressed later in the meeting, refer to page 5.

7.3 Burnello Estates Erosion and Sedimentation Control Plans Update

The following was before the Board:

- Maps of the Burnello Estates Erosion and Sediment Control Plans
- Copy of the Presentation

Mr. Andrew Giles of Genivar provided an update to the Board on the Burnello Estates Erosion and Sedimentation Control Plans. Mr. Giles informed the Board that erosion is under control and that the water quality control testing is completed on a regular basis.

Mr. Giles further informed the Board that the construction of the golf course will begin September 2012. He noted that there is only one minor wetland alteration and that Genivar would continue to monitor water quality.

Item 7.2 was dealt with at this time.

7.2 MPS and LUB Amendments to Planning Districts 14 and 17 for the proposed River-Lakes Secondary Planning Strategy

The following was before the Board:

- Staff memorandum dated August 15, 2012
- Copy of the presentation

Ms. Maureen Ryan, Planner delivered a presentation on the Municipal Planning Strategy and Land Use By-law amendments for planning districts 14 and 17 for the proposed River-lakes Secondary Planning Strategy, and responded to questions raised by the Board.

Following a brief discussion, it was **MOVED by Mr. Evans, seconded by Dr. Thomas that the Halifax Watershed Advisory Board recommend the Municipality Planning Strategy and Land Use By-law amendments to Planning Districts 14 and 17 (Shubenacadie Lakes) for the proposed River-Lakes Secondary Planning Strategy**

to the Marine Drive, Valley and Canal Community Council, as outlined in the staff memorandum dated August 15, 2012. MOTION PUT AND PASSED.

Further discussion took place between the Board and Ms. Ryan related to the proposed River-Lakes Secondary Planning Strategy.

8. CORRESPONDENCE – NONE

9. ADDED ITEMS

9.1 Councillor Lund – Discussion re: Bowater Mersey Lands

Councillor Lund expressed concern with the sale of the Bowater Mersey lands and what would happen to those lands if developed. He referenced the motions passed by Western Region Community Council on July 23, 2012 related to the Bowater Mersey land acquisition with the Province.

Following a brief discussion, it was agreed that the Clerk would email the Board a draft extract of the Western Region Community Council July 23, 2012 meeting minutes, related to this matter, for their review.

The Board further asked that this matter be placed on their next agenda for discussion, and asked the Clerk to provide clarification on what action could be taken by the Board.

10. DATE OF NEXT MEETING – September 19, 2012

11. ADJOURNMENT

The meeting adjourned at 9:32 p.m.

Darcy Warren
Legislative Support

INFORMATION ITEMS – NONE