

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

September 19, 2012

PRESENT: Ms. Ellinor Williams, Chair
Mr. Allan Billard
Dr. Barry Thomas
Mr. David Ripley
Mr. Ross Evans
Mr. Derrill Hynick

REGRETS: Mr. Walter Regan, Vice Chair
Councillor Peter Lund
Councillor David Hendsbee
Ms. Julia Brydon

STAFF: Mr. Andrew Bone, Planner
Ms. Maureen Ryan, Planner
Ms. Jane Crosby, Legislative Support

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES – August 15, 2012	3
3.	ITEMS TO BE ADDED TO NEXT AGENDA: NONE	3
4.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
5.	BUSINESS ARISING OUT OF THE MINUTES	3
5.1	Discussion re: Bowater Mersey Lands.....	3
6.	DEFERRED BUSINESS – NONE	3
7.	NEW BUSINESS.....	3
7.1	Case 17651: Development Agreement – Multiple Unit Dwelling, Inn on the Lake, 3009 Highway 2, Fall River	3
7.2	Review of HRM Regional Municipal Planning Strategy: August 2006; Section 2.2 Water Resources and Section 3.5.1 Open Space Developments.....	5
8.	CORRESPONDENCE – NONE.....	6
9.	ADDED ITEMS – NONE.....	6
10.	DATE OF NEXT MEETING – October 17, 2012.....	6
11.	ADJOURNMENT	7

1. CALL TO ORDER

The Chair called the meeting to order at 6:30 p.m. in the Dartmouth Chamber, 90 Alderney Drive, Dartmouth, and lead the Board in round table introductions.

2. APPROVAL OF MINUTES – August 15, 2012

MOVED by Mr. Ripley, seconded by Dr. Thomas that the minutes of August 15, 2012 be approved, as presented. 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

The Chair suggested that in the absence of Councillor Lund, that Item 5.1 – Discussion re: Bowater Mersey Lands be deferred to the October 17, 2012 meeting.

MOVED by Mr. Billard, seconded by Mr. Evans that the Order of Business be approved, as amended. MOTION PUT AND PASSED.

5. BUSINESS ARISING OUT OF THE MINUTES

5.1 Discussion re: Bowater Mersey Lands

This item was deferred to the October 17, 2012 meeting during the approval of the Order of Business.

6. DEFERRED BUSINESS – NONE

7. NEW BUSINESS

7.1 Case 17651: Development Agreement – Multiple Unit Dwelling, Inn on the Lake, 3009 Highway 2, Fall River

A staff memorandum dated September 10, 2012 was before the Board for review.

Mr. Andrew Bone, Planner gave a presentation on Case 17651, application by Genivar Inc. on behalf of RIN Hospitality Investments Limited to enter into a development agreement to permit a multiple unit dwelling at 3009 Highway 2, Fall River. During the presentation, Mr. Bone highlighted the water courses that flowed into Lake Thomas and explained the existing conditions and current layout. He noted that there is already an existing disturbance within the 20 m set back.

Mr. Nathan Rogers, Planner with Genivar Inc. introduced the “Age in Place” concept driving this development and the project’s goals, including encouraging sustainability for Lake Thomas and Mill Brook, and maintaining as much vegetation on the site as possible.

Mr. Rogers reviewed the proposed Stormwater Management Plan and noted that it was an absolute requirement that pre and post development flows are matched. As well, that the proposed design of the new building features a flat roof and flow control drains and that the underground parking will include an oil/grit separator.

Mr. Rogers went on to note that the proposed Wastewater Treatment plan includes a new membrane bioreactor that will produce a high quality effluent with a substantial reduction in phosphorous. The proposed system will replace what is currently used on site and is considered to be a significant upgrade.

The Board entered into discussion with Mr. Bone and Mr. Rogers responding to questions related to the location of the new sewage treatment plant and the location of the drinking water intake.

During the discussion, it was noted that the Fall River Vision Implementation Committee had spent a large amount of time working on a public walking trail around the lake. Question was raised as to whether the owner could consider a two to three (2-3) metre public walkway that would allow residents to enjoy the Lake. As well, it was suggested that Lake Thomas could have variations in temperature and levels due to the Nova Scotia Power Hydro plant, which could have an impact on bacterial growth. As this is a major watershed that supplies water to the Municipality, testing of water quality was extremely important.

Mr. Bone explained the Department of the Environment’s process with regard to this development and noted that there are a number of stages left to the process.

Further discussion was held on:

- The stormwater management plan being provided to the Board for review when available
- Consideration of the use of LEED standards to reduce the amount of water usage and to conserve water
- Consideration of permeable parking surfaces
- Consideration of the placement of the sewage treatment plant underneath a parking lot
- A boat launch currently not being permitted
- The installation of oil/grit separators; not necessarily only in the underground parking
- The old concrete dams from Mill Run being the property of Nova Scotia Power Inc. and therefore the developer not being able to remove them

In response to questions raised, Mr. Ron Nelson of RIN Hospitality Investments Limited provided clarification on water quality testing. He noted that RIN voluntarily tests their water on a monthly basis and that there are no oil tanks on site. Mr. Nelson further provided clarification on the drinking water treatment system, noting that the water is currently chlorinated and that UV treatment is also used.

During the ensuing discussion, comment was made that the proposed sewage treatment was a good system as the phosphorus removal is high. If successful, this could be a treatment system that the Board may recommend in the future.

MOVED BY Mr. Ripley, seconded by Mr. Evans that the HWAB Committee recommend to Marine Drive, Valley and Canal Community Council that:

- 1. Water quality sampling be carried out before, during and after construction for a period of two years;**
- 2. As much of the riparian buffer as possible be restored to its natural state;**
- 3. The riparian zone be planted with sufficient vegetation to allow for a public walking trail, and to provide filtration for surface run-off from the site;**
- 4. Consideration be given to moving the sewage treatment plant out of the riparian zone to one of the parking areas;**
- 5. The reports on the sewage treatment plant operation be provided to HRM;**
- 6. The building's design incorporate the LEED standards for water conservation to reduce water use;**
- 7. Permeable parking surfaces be used where possible; and**
- 8. The Stormwater Management Plan be provided to the Halifax Watershed Advisory Board for review.**

MOTION PUT AND PASSED.

**7.2 Review of HRM Regional Municipal Planning Strategy: August 2006;
Section 2.2 Water Resources and Section 3.5.1 Open Space
Developments**

The Board reviewed Sections 2.2 and 3.5.1 of the August 2006 HRM Regional Municipal Planning Strategy with HRM Planners, Ms. Maureen Ryan, Senior Planner and Mr. Andrew Bone responding to questions.

Mr. Ripley exited the meeting at 8:26 p.m.

The following comments emerged from the discussion of the various topics in the Water Resources section of the Regional Plan:

Potable Water Supply

Since the protection of potable water supplies does not normally fall within the mandate of the Board, discussion of this topic was limited to a brief review of the wide range of legislation and measures employed by other agencies to protect this resource.

Wetlands Protection

Staff provided a brief review of jurisdictional responsibilities for wetlands. The Board suggested that:

- All wetlands shown on the Wetlands Schedule should remain undeveloped on a permanent basis (the introduction to E-9 seems to indicate possible development later, “when they are made suitable for development”)

Riparian Buffers:

Staff provided an explanation of the calculation of the width of riparian buffers and how these are applied to wetlands. The Board was pleased to see the suggestion made that HRM should consider ownership of riparian buffers to protect public interest and public access and suggested that:

- Policy E-12, which states that HRM may consider “alternative uses” within the riparian buffer, should include some restrictions
- in view of the considerable body of literature that finds that a wider riparian buffer is more effective in slowing run-off, as a filter for sediment, nutrients and pesticides and as a wildlife habitat area, the minimum riparian buffer be extended from 20 m. to 30 m.

Floodplains:

The Board felt that flood plains exist naturally to contain flood water and that this should remain as their primary function. With the increased frequency of flooding from severe weather events due to climate change, development within floodplains should be strictly controlled. The Board suggested that:

- Every effort should be made to exclude any construction or the placement of fill within a flood plain
- Sewage treatment plants should not be permitted in flood plains
- Developers should be encouraged to undertake flood plain mapping for any site liable to flooding, in order to minimize flood damage costs in the future

Water Quality Monitoring

The Board felt that the water quality of all water bodies should be protected and suggested that:

- Water quality sampling be required for all large scale-projects (as of right and through discretionary approvals) adjacent to a watercourse
- Sampling should be undertaken monthly during construction and for two years after on an annual basis
- Remedies be required for identified water quality issues

The Board agreed to continue the review at their October 17, 2012 meeting.

8. CORRESPONDENCE – NONE

9. ADDED ITEMS – NONE

10. DATE OF NEXT MEETING – October 17, 2012

11. ADJOURNMENT

The meeting was adjourned at 9:20pm

Jane Crosby
Legislative Support

INFORMATION ITEMS – NONE