

HALIFAX WATERSHED ADVISORY BOARD

REVISED MINUTES

February 20, 2013

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

REGRETS: Mr. Derrill Hynick

STAFF: Mr. Andrew Bone, Planner
Mr. Miles Agar, Planner
Ms. Maureen Ryan, Senior Planner
Mr. Shayne Vipond, Senior Planner
Ms. Sarah Pellerine, Legislative Support

Minutes administratively approved

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1. CALL TO ORDER

The Chair, Ms. Ellinor Williams, called the meeting to order at 6:30 pm in Halifax Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF THE MINUTES – September 19, 2012 with amendment

MOVED by Mr. Regan, seconded by Mr. Thomas that the minutes of September 19, 2012 including the attached amendment be approved, as presented. MOTION PUT AND PASSED.

3. ITEMS TO BE ADDED TO NEXT AGENDA

None were identified.

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

The Advisory Board agreed to discuss item 7.3 before item 7.2.

The agenda was approved, as amended.

5. BUSINESS ARISING OUT OF THE MINUTES - NONE

6. CONSIDERATION OF DEFERED BUSINESS – NONE

7. NEW BUSINESS

7.1 Case 18044: Application by Shining Waters Marine, 148 Nautical Drive (PID 40664252), Tantallon, to amend existing Development Agreement

A staff memorandum dated February 11, 2013 was before the Advisory Board.

Mr. Shayne Vipond, Senior Planner gave a presentation on Case 18044, a request by Shining Waters Marine to change the Development Agreement for 148 Nautical Way off the Peggy's Cove Road. The applicant wishes to establish additional uses for the multi-use marina/facility. Mr. Vipond described the affected watercourse and noted that the applicant plans on planting a row of trees along it.

Mr. Vipond responded to a number of questions regarding the location and type of trees to be placed along the watercourse. It was noted that there would be no liability if a hurricane caused damage to the trees and surrounding lands. The Advisory Board suggested that native trees be planted along the watercourse and asked if the development agreement could stipulate that all oil tanks on site needed to be double-walled.

MOVED by Mr. Ripley, seconded by Mr. Regan that the Halifax Watershed Advisory Committee recommend that the applicant be requested to consider the planting of native species in the proposed new stand of evergreen trees.

MOTION PUT AND PASSED.

7.3 Lake Echo Watershed Servicing Study

The following documents were before the Advisory Board:

- A staff report dated January 23, 2013 regarding the Lake Echo Watershed Servicing Study- Final Report; and
- The Lake Echo Watershed Servicing Study – Final Report prepared by CBCL Limited, dated November 20, 2012.

Ms. Maureen Ryan, Senior Planner gave a brief overview of the Lake Echo Watershed Servicing Study, initiated pursuant to policy E-17 of the Regional Plan. She then introduced Mr. Gordon Smith and Mr. Michael Delay of CBCL Ltd., who had prepared the study.

Mr. Delay delivered a detailed presentation of the CBCL Study and, with Mr. Smith, responded to questions from Board members. The discussion covered water quality issues in the area, including phosphorus loading and low pH, as well as storm water and waste water management measures that could be implemented in order to limit further deterioration of lake water quality, in the event of new development taking place.

The Advisory Board congratulated all those involved for the preparation of such a comprehensive study.

Ms. Ryan noted that one of the many recommendations outlined in the watershed study is to replace existing on-site systems with a recirculating sand filter system. The study found that the latter could service 1,000 homes and would be appropriate for the area given lot configuration, soils, and the age of the existing systems. Ms. Ryan indicated that the recommended upgrade would cost approximately \$65 million, which she believed was beyond HRM's budget. Regulatory support from the Province may therefore be necessary to implement this recommendation since it has the legislative authority to require the replacement of any failing on-site systems.

Ms. Ryan then responded to a number of questions regarding future development in the Lake Echo area, including the size of a proposed Classic Open Space development in the form of a mobile home park. She noted that Regional Council, in 2009, directed staff to proceed with an amendment to the Municipal Planning Strategy to allow consideration for this proposed development. However, Marine Drive Valley & Canal Community Council requested that the application be held until the watershed study was undertaken. Now that the study is complete, staff can take one of two approaches: it could recommend that Community Council (1) refuse continued development or that it

(2) negotiate system improvements to ensure there is not a net increase in phosphorous loading into Lake Echo.

Discussion ensued on a variety of topics, including:

- Improved stormwater retention
- The unfortunate cancellation in 2012 of HRM's water testing program
- Guidelines for septic system maintenance to proactively combat problems. It was noted that HRM is working on increasing capacity at the Areotech facility, which could help this issue.
- Liming the lake to counteract the low pH levels
- The need for a local water supply champion
- Increased phosphorous levels as a result of natural factors
- Septic testing and dye testing
- The impact of the Mobile Home Park on phosphorous levels
- Managing the areas' acidic slate
- The rationale and cost of the study
- The possibility of holding an additional public meeting, such as at Harbour East-Marine Drive Community Council, with a presentation from Mr. Delay.

MOVED by Mr. Regan, seconded by Mr. Thomas that the Halifax Watershed Advisory Board recommend to Harbour East - Marine Drive Community Council that:

- 1. The Lake Echo Watershed Servicing Study be accepted as background for future community planning;**
- 2. Council proceed cautiously with development so that there is no further degradation of Lake Echo;**
- 3. The report be forwarded to Nova Scotia's Department of the Environment and Clean Nova Scotia to see if there are programs or initiatives to support the aims and objectives of the report; and**
- 4. The HRM Lakes Water Quality Sampling Program be reinstated in order to facilitate efforts to protect the water resources of the municipality.**

MOTION PUT AND PASSED.

7.2 Case 17413: Application by Halifax C&D Recycling Limited to consider amending the Municipal Planning Strategy and Land Use By-Law for Planning District 4 (Prospect) to permit expansion of the existing construction and demolition materials processing facility located at 16 Mills Drive, Goodwood

A staff memorandum dated February 13, 2013 was before the Advisory Board.

Mr. Miles Agar, Planner delivered a presentation on Case 17413, a submission to consider an amendment to the Municipal Planning Strategy and Land Use By-law for 16 Mills Drive, Goodwood. The applicant is proposing to expand his facility by 17%, which amounts to 29,000 square feet, to improve operational efficiencies. Mr. Agar noted that there is a wetland immediately south of the site, but that the proposed expansion is more than 60 metres from its edge. He indicated, further, that there is some vegetation in the area but most of it has already been disturbed.

Mr. Agar then responded to a number of questions on the land use and nearby watercourses. During this discussion, it was noted that the surface of the proposed addition would be asphalt similar to the rest of the site. The additional square footage will provide the company with additional storage space.

It was noted that there is run-off retention from the tire area, but not from the recycling facility. The owner has agreed to submit water samples, from two locations on the site, to HRM three or four times times to ensure that the facility is not affecting the water in the area. To this, Mr. Agar added that the facility complies with HRM retention by-laws.

A brief discussion ensued on the location of the flood plain relative to the unnamed brook, and whether the latter drains into Partridge Brook. The Advisory Board confirmed that the distance in question adheres to the guidelines set out in policy.

MOVED by Mr. Regan, seconded by Mr. Ripley that the Halifax Watershed Advisory Board recommend that:

- 1. The application by Halifax C&D Recycling Ltd. for an amendment to the Municipal Planning Strategy and Land Use By-Law for Planning District 4 (Prospect) be approved;**
- 2. Results of the water quality testing being undertaken at the site be forwarded, on an annual basis, to the HRM Solid Waste Resource Advisory Committee and the HRM Energy and Environment Office; and**
- 3. Consideration be given to the inclusion of an oil and grit separator requirement in the CD-2 site plan approval process in future.**

MOTION PUT AND PASSED.

- 8. REPORTS - NONE**
- 9. ADDED ITEMS - NONE**
- 10. ADJOURNMENT**

The meeting was adjourned at 9:30 pm.

Sarah Pellerine
Legislative Support