

HALIFAX WATERSHED ADVISORY BOARD
MEETING MINUTES

March 20, 2013

PRESENT: Ms. Ellinor Williams, Chair
Mr. Walter Regan, Vice Chair
Mr. David Ripley
Mr. Ross Evans
Councillor David Hendsbee

REGRETS: Mr. Derrill Hynick
Dr. Barry Thomas
Mr. Allan Billard

STAFF: Mr. Andrew Bone, Planner
Mr. Darrell Joudrey, Planner
Ms. Jane Crosby, Legislative Support

***Minutes administratively approved.
Final meeting of the Halifax Watershed Advisory Board***

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1. CALL TO ORDER

The Chair, Ms. Ellinor Williams, called the meeting to order at 6:23 pm in Halifax Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF THE MINUTES – February 20, 2013

MOVED by Mr. Regan, seconded by Mr. Ripley that the minutes of February 20, 2013 be approved with the following changes:

Page 5, Section 7.3, 1st paragraph:

- "...the phosphorous levels" changed to "low Ph levels."

Page 6, Section 7.2, first paragraph:

- "...changes to the Development Agreement..." changed to "an amendment to the Municipal Planning Strategy and Land-Use By-Law..."

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 agenda was approved, as presented.

5. BUSINESS ARISING OUT OF THE MINUTES - NONE

6. CONSIDERATION OF DEFERED BUSINESS - NONE

7. NEW BUSINESS

7.1 Case 17463: Open Space Design Development Agreement – Seven Lakes, Porters Lake

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

Mr. Darrell Joudrey, Planner, gave an overview of Case 17463, an application submitted by Genivar for a Classic Open Space Design Development located in Porters Lake. He outlined the subject property, its current use and its regional designations. He similarly presented the intent of the Municipal Planning Strategy Policy and of Open Space Design Developments.

Mr. Joudrey then briefly described the application made by Genivar for the Seven Lakes Development and responded to questions from Board members.

Mr. Greg Zwicker, Manager of Planning for Genivar presented in greater depth the Seven Lakes project. He noted that the intent is to create a community that has a low impact on the environment and that complements the social and economic vitality of the existing community. Other objectives highlighted were:

- Low Impact Design
- Maximized groundwater recharge
- Development on suitable soils
- Wetlands delineated and buffered
- Tertiary sewage treatment
- Well monitoring
- Nutrient management monitoring
- Clustered housing
- Reduced impact of run-off
- Reduced amount of public roads
- Maximized permeable surfaces

Mr. Zwicker also presented a map of the area, pointing to the existing wetlands, archaeological areas, slopes and views. The concept and layout of the site were also shown as were the potential locations for the parks, trails and roads. 60% of the site would remain undisturbed area, as required by an open space design development.

Residential highlights of the development were presented and include a maximum of 634 residential units in clustered villages and three new HRM parks. Future residents will be given a range of housing choices and sustainable commuting options.

Mr. Zwicker gave a brief overview of the stormwater management plan and indicated the seven sub-watersheds in the area and the direction of water flow. It was noted that the stormwater design goal is for post-development flows to be maintained at pre-development levels. The management plan is designed to maintain existing streams, wetlands and watercourses. Any stormwater run-off which cannot be accommodated through natural infiltration will be collected in open ditches, culverts, and rock-lined drainage channels, which are then diverted into dispersion berms and existing areas of bio-retention to help prevent erosion and filter the stormwater.

Mr. Zwicker noted that each phase will be subject to further ground water analysis and there will be a long-term groundwater monitoring program, designed and operated by a recognized professional. In addition, nutrient monitoring will take place and results will be reported to both HRM and Nova Scotia's Department of Environment. The developer, Seven Lakes Developments Ltd., will be assisting the Ecology Action Centre on a proposed project that will explore groundwater recharge and ways to reduce stormwater runoff. Plans for on-site sewage disposal were also presented and it was noted that principles of low-impact design would be incorporated during development.

The Advisory Board entered into a brief discussion with Mr. Zwicker, Mr. Joudrey, Mr. Bone, and Mr. Brad Harnett, Project Manager for Seven Lakes Developments Limited, responding to varied questions.

The Advisory Board noted that they were pleased with the developer's intention to report the results of their groundwater monitoring plan to HRM.

Councillor Hendsbee asked for clarification on the choices for septic systems. Mr. Harnett explained that the septic systems will depend on the individual phase of the development, with a number of factors being taken into account, including the amount of space available and soil types. Closed systems will be used.

Mr. Regan asked for clarification on the number of apartment buildings. Mr. Harnett explained that the plan is to currently have two, twenty unit buildings; however this may change as the project unfolds.

Mr. Ripley asked if water saving devices would be incorporated into the residential units. Mr. Harnett responded that a builder has not yet been chosen; however, the intention will be to have low-flow fixtures installed in the houses and condo units.

The Chair asked for clarification on what the term "qualified professional" refers to in the report provided to the Board. Mr. Harnett responded that this would likely be a professional engineer or a hydro-geologist. Mr. Joudrey added that this individual would have to be approved by HRM.

Mr. Regan asked for clarification on what is meant by lake access in this particular case. Mr. Harnett responded that lake access would be very low impact, for example a crusher dust trail and perhaps a park bench. There is no intention to have sand dumped for a beach.

The Advisory Board was pleased with the application and the commitment made by the proponent to the protection of the environment and natural water resources. The Chair thanked those who presented and the Advisory Board continued a brief discussion before the following motion was put:

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

- 1. Staff confirm that the Porters Lake Watershed Servicing Study will be reviewed by the community and the Regional Watersheds Advisory Board;**
- 2. The applicant follow all provincial regulations if acid slate (which may contain arsenic and/or pyrite) is encountered, particularly where drinking water is concerned;**

3. **The applicant undertake water quality testing of lakes and watercourses for five years rather than three years, after the completion of each phase;**
4. **The applicant begin water quality testing in watercourses at the earliest opportunity in order to establish a baseline for future efforts to keep nitrogen and phosphorous in stormwater runoff as low as possible; and**
5. **The applicant be encouraged to install tertiary level sewage treatment with phosphorous removal if possible.**

MOTION PUT AND PASSED.

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

The meeting was adjourned at 8:34 pm.

Jane Crosby
Legislative Support