

**HALIFAX WATERSHED ADVISORY BOARD**

**January 18, 2006**

**MINUTES**

- PRESENT:** Dr. Wayne Stobo, Chair  
Ms. Ellinor Williams, Vice Chair  
Mr. Derrill Hynick  
Mr. Walter Regan  
Mr. Frank Hope  
Dr. Barry Thomas  
Dr. Sankar Ray  
Mr. Ross Evans  
Councillor Mary Wile
- ABSENT:** Mr. Gerry Samson  
Mr. Richard Harvey, Planner II
- STAFF:** Ms. Sheilagh Edmonds, Legislative Assistant  
Ms. Anna McCarron, Observer

## Table of Contents

1.	Call to Order .....	3
2.	Approval of the Agenda and Additions/Deletions .....	3
3.	Items to be added to Next Agenda .....	3
4.	Approval of the Minutes .....	3
5.	Business Arising from the Minutes/Deferred Items:	
5.1	Memo to Karen Godwin RE: Response - Concept Plan for Glen Arbour, Phase 7 .....	5
5.2	Memo to Mike Cowper RE: Response - Concept Plan for Glen Arbour, Phase 8 .....	4
5.3	Concept Plan - Shel Drake Heights .....	5
6.	New Business:	
6.1	Presentation RE: Municipality of East Hants Source Water Protection Plan .....	4
6.2	Concept Plan - 550 Beaver Bank Road .....	5
6.3	Concept Plan - Valleyfield Farms, Hammonds Plains .....	5
6.4	Case 00829: Development Agreement for Commercial Development on South Side of Sackville Drive Near the Millwood Drive Intersection .....	3
7.	Date of Next Meeting .....	6
8.	Adjournment .....	6

**1. Call to Order**

The Chair called the meeting to order at 6:30 p.m. in Halifax Hall, City Hall.

**2. Approval of the Agenda and Additions/Deletions**

At the request of the Chair, the Board agreed to move up items 6.4 and 6.1 to be dealt with as the first order of business.

**3. Items to be added to Next Agenda**

- Halifax Watershed Advisory Board Webpage on HRM Website (Dr. Thomas)
- Stormceptor Workshop held in December (Dr. Stobo)

**4. Approval of the Minutes**

It was noted that Councillor Wile was in attendance at the November meeting, however, the front page of the minutes do not indicate this. The Legislative Assistant advised she would make the correction.

**MOVED by Mr. Regan, seconded by Ms. Williams the minutes of November 16, 2005 be approved. MOTION PUT AND PASSED.**

The Chair noted that Ms. Janis Rod's and Mr. Frank Hope's terms on the Board expired at the end of November 2005, and they have advised that they will not be re-offering. The Chair expressed his appreciation, on behalf of the Board, for their service. The Chair also advised that Mr. Gerry Samson is stepping down from the Board because his work commitments make it difficult for him to attend most of the meetings.

**6. New Business:**

**6.4 Case 00829: Development Agreement for Commercial Development on South Side of Sackville Drive Near the Millwood Drive Intersection**

- A memo dated January 11, 2006 by Mr. Angus Schaffenburg, Senior Planner, was submitted.

Mr. Angus Schaffenburg addressed the Committee and briefly reviewed the Development Agreement application to permit a commercial development on the South Side of Sackville Drive near Millwood Drive. He then introduced Mr. Andrew Forsyth and Mr. Nick Price, representing the developer, who provided further details on the application and responded to questions from the Board.

In response to Mr. Schaffenburg's request for comments on the proposal, the following points were noted:

- suggestion of a grass swale at the back of the property.
- include something in the Development Agreement that would restrict heavy discharge of sewage.

- concern was noted about the runoff from the cemetery, which is on a large hilly piece of land. Mr. Schaffenburg indicated that he would address this in the report.
- maintenance records for oil and grit separators be forwarded to the Development Officer and the Board.
- environmental bonding be required.
- use sand instead of salt for winter maintenance of the parking lot.
- take measures to slow the runoff from the parking lot.

The Chair advised that Mr. Regan would draft the Board's recommendations and forward a copy to Mr. Schaffenburg.

### **6.1 Presentation RE: Municipality of East Hants Source Water Protection Plan**

Mr. Terry Matheson and Ms. Jamie Darrow, from the Municipality of East Hants were in attendance to give a presentation on the East Hants Source Water Protection Plan.

Mr. Matheson advised that he was the Environmental Compliance Officer for the Municipality of East Hants. He explained that the Municipality has started the process to develop a Source Water Protection Plan for their Regional Water Utility.

Mr. Matheson provided further details on the issues they are facing and indicated that the Plan will identify potential sources of contamination associated with activities occurring within the Grand Lake Watershed and recommend best management practices to minimize risk.

Mr. Matheson advised that they have created a Source Water Protection Advisory Committee and they would like a member of the HWAB to sit on this Committee.

Mr. Matheson responded to questions, and advised that he would be following up this presentation with a formal letter to the Board requesting a volunteer to sit on their Committee.

The Chair advised that at the Board would make a decision at its next meeting.

At 7:57 p.m. the meeting recessed.

At 8:07 p.m. the meeting reconvened.

## **5. Business Arising from the Minutes/Deferred Items:**

### **5.2 Memo to Mike Cowper RE: Response - Concept Plan for Glen Arbour, Phase 8 (*final approval*)**

A draft copy of recommendations pertaining to the above noted concept plan were submitted.

There were no content changes to the recommendations.

The Chair advised that Ms. Williams and the Legislative Assistant will finalize and

forward the recommendations to Mr. Cowper.

**5.1 Memo to Karen Godwin RE: Response - Concept Plan for Glen Arbour, Phase 7 (*final approval*)**

A draft copy of recommendations pertaining to the above noted concept plan were submitted.

The Board reviewed the recommendations and made minor typographical changes, numbering changes, and agreed to include a recommendation requesting water quality testing.

The Chair advised that Ms. Williams and the Legislative Assistant would finalize the recommendations and forward them to Ms. Godwin.

**5.3 Concept Plan - Sheldrake Heights (*deferred from November's meeting*)**

A concept plan of Sheldrake Heights Phase 5 was submitted.

The Board discussed the concept plan and agreed that the Chair would draft recommendations. The recommendations would then be circulated to the members via e-mail for response, and the Chair will incorporate any needed revisions and forward to staff.

**6. New Business (cont.'d):**

**6.2 Concept Plan - 550 Beaver Bank Road**

A concept plan pertaining to Colville Heights, 550 Beaver Bank Road was submitted.

The Board agreed that, since no watershed was impacted by this concept plan, it would not provide recommendations.

**6.3 Concept Plan - Valleyfield Farms, Hammonds Plains**

A concept plan pertaining to Valleyfield Farms in Hammonds Plains was submitted.

The Chair suggested that many of the recommendations the Board made on the concept plan for Glen Arbour Phase 7 would be applicable for this concept plan.

Further comments put forward were as follows:

- there has been significant degradation of Sandy Lake, therefore, there should be at least a 100 metre buffer between septic systems and the Lake.
- suggestion of incorporation of Cluster Septic Systems.
- concern about loss of fish habitat.
- the Board is pleased that the area around the exit of Sandy Lake Brook will be designated as park and turned over to the Municipality.

- concern that there is no public access to the outfall by the park.

The Chair advised that Mr. Regan would prepare the recommendations and bring them back to the next meeting.

7. **Date of Next Meeting** - February 15, 2006

8. **Adjournment**

The meeting adjourned at 9:00 p.m. and reconvened at 9:04 p.m. for an In Camera session.

Sheilagh Edmonds  
Legislative Assistant