

**Halifax Watershed Advisory Board
MINUTES**

March 15, 2006

PRESENT: Ms. Ellinor Williams, Vice Chair
Mr. Walter Regan
Mr. Derrill Hynick
Councillor Mary Wile
Mr. Ross Evans
Dr. Barry Thomas

ABSENT: Dr. Wayne Stobo, Chair (regrets)
Mr. David Ripley (regrets)
Dr. Sankar Ray

ALSO PRESENT: Mr. Richard Harvey, Planner II
Ms. Sheilagh Edmonds, Legislative Assistant
Mr. Frank Hope, 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 Minutes/Deferred Items:	
5.1	Recommendations - Concept Plan - Leeward Phase 2, Highland Park, Hammonds Plains	3
5.2	Watershed Planning Presentation to Council	3
6.	New Business:	
6.1	Concept Plan - Kingswood North Phases 4, 5, 6 and 7, Hammonds Plains	4
6.2	Concept Plan - Midland Hills Estates, Hammonds Plains	4
6.3	Concept Plan - Pascal Court, Middle Sackville	5
6.4	Concept Plan - Berggren Lands - Phase 2, Mount Uniacke	5
7.	Date of Next Meeting	5
8.	Adjournment	5

1. Call to Order

The Chair called the meeting to order at 6:40 p.m. in Halifax Hall, City Hall and noted that regrets were received from Dr. Stobo and Mr. Ripley.

For the Committee's information, the Chair advised that the recommendation by Board for an appointment of a new member had been deferred by Chebucto Community Council for another month.

2. Approval of the Agenda and Additions/Deletions

MOVED by Councillor Wile, seconded by Mr. Regan that the agenda be accepted as presented. MOTION PUT AND PASSED.

3. Items to be added to Next Agenda

The Chair advised of the following items which would be added to the April agenda:

- Daylighting of Rivers - Draft Policy
- Presentation by Ms. Anna McCarron
- Stormwater and Wastewater in HRM - Staff Presentation

4. Approval of the Minutes

The Chair noted that the February 15, 2006 minutes did not show Dr. Thomas as being present and she asked that the minutes be amended to correct this.

MOVED by Mr. Regan, seconded by Councillor Wile that the minutes of February 15, 2006, as amended, be approved. MOTION PUT AND PASSED.

5. Business Arising from Minutes/Deferred Items:

5.1 Recommendations - Concept Plan - Leeward Phase 2, Highland Park, Hammonds Plains

- Draft recommendations pertaining to this concept plan were submitted.

There were no revisions to the recommendations. The Chair requested the Legislative Assistant to forward them to staff and the applicant.

5.2 Watershed Planning Presentation to Council

- A copy of Questions for HRM staff and the Provincial Department of Labour and Environment in regard to the Presentation to Council was submitted.

Mr. Hynick advised that he, Mr. Ripley, and Ms. Williams met and discussed the types of information they should request, with the focus being on finding out what baseline water quality data would be useful as a planning tool in HRM. He explained that once the questions were answered, they would then be in a better position to determine as to

whether or not there is any deficiency in the planning processes that would affect the water quality and quantity over the long term.

In concluding his comments Mr. Hynick advised that once the questions have been answered, he will bring them back to the Board for discussion on whether or not baseline water quality testing is justified under the current system of operation by HRM and the Provincial Government.

A discussion ensued.

In response to a question, Mr. Hynick advised that there will be recognition that the presentation will not be addressing acid rain.

Councillor Wile indicated her support for the work being done, and encouraged the members to carry on with the presentation.

6. New Business:

6.1 Concept Plan - Kingswood North Phases 4, 5, 6 and 7, Hammonds Plains

- A concept plan for Kingswood North Phases 4, 5, 6 and 7, Hammonds Plains was submitted.

Mr. Regan volunteered to prepare the recommendations and bring them back to the next meeting for approval.

The Chair suggested the recommendations focus on the following points:

- the Sackville River and the Board's Guidelines in regard to buffer zones and stormwater;
- the cumulative affect of this development being part of a larger development.

6.2 Concept Plan - Midland Hills Estates, Hammonds Plains

- A concept plan for Midland Hills Estates, Hammonds Plains, by Annapolis Group Inc. was submitted.

Mr. Regan volunteered to prepare the recommendations and bring them back to the next meeting for approval.

In response to a question, Mr. Harvey advised that he would look into whether there was a larger map which detailed all the approved developments for this area.

Dr. Thomas recalled a situation in Ottawa whereby a subdivision became so large that the Municipality had to install water and sewer lines. In response to a question by the Chair, Dr. Thomas advised that he would follow up on this and see if he could obtain further information.

6.3 Concept Plan - Pascal Court, Middle Sackville

- A concept plan for Pascal Court, Middle Sackville was submitted.

Ms. Williams volunteered to prepare the recommendations.

Mr. Regan suggested that Ms. Williams contact the Springfield Lake Watch, as this group may have information that would be helpful.

Concerns raised by Board members in regard to this application were as follows:

1. the sewage treatment plant periodically overflows.
2. if the drainage course is a brook, then there should be a recommendation in regard to protection of the brook as per the Board's Guidelines.
3. recommend an oil/grit separator.

Ms. Williams advised that she would prepare the recommendations and bring them back for approval at the Board's next meeting.

6.4 Concept Plan - Berggren Lands - Phase 2, Mount Uniacke

- A concept plan pertaining to the Berggren Lands - Phase 2 was submitted.

Mr. Regan expressed concern with this application noting that the area is marshy, and he questioned how septic fields would be constructed on this land. Mr. Regan circulated photos of the area in question for the Board's information.

A discussion ensued and the Board agreed that it would need further information on the area in question before it made any recommendations. It was noted by some members that the area had more watercourses than was illustrated on the submitted map.

MOVED by Councillor Wile, seconded by Mr. Regan that staff provide additional information that illustrates any water courses and other natural feature details to this Concept Plan. In addition, staff provide any comments they have already received on this concept plan, if possible. MOTION PUT AND PASSED.

A short discussion ensued as to whether the Board should upload its recommendations on concept plans to its webpage, and Mr. Harvey indicated he would look into this and report back. It was noted that there are stages where a developers plans are available to the public but, generally, this is after the concept plan stage.

7. **Date of Next Meeting** - April 19, 2006

8. **Adjournment**

The meeting adjourned at 8:05 p.m.

Sheilagh Edmonds
Legislative Assistant