

HALIFAX REGIONAL MUNICIPALITY

**HALIFAX WATERSHED ADVISORY BOARD
November 16, 2005
MINUTES**

PRESENT: Dr. Wayne Stobo, Chair
Ms. Ellinor Williams, Vice Chair
Mr. Derrill Hynick
Mr. Walter Regan
Dr. Barry Thomas
Mr. Ross Evans
Ms. Janis Rod
Dr. Sankar Ray
Ms. Christine Smith
Councillor Mary Wile

ABSENT: Mr. Frank Hope (regrets)
Mr. Gerry Samson

**STAFF AND
OTHERS:** Mr. Richard Harvey, Planner II
Ms. Sheilagh Edmonds, Legislative Assistant
Mr. Andrew Bone, Planner
Ms. Anna McCarron, Observer

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1. Call to Order

The Chair called the meeting to order at 6:35 p.m. in Halifax Hall, City Hall.

2. Approval of the Agenda and Additions/Deletions

At the request of the Chair, **it was agreed** that item 5.8 *Regional Plan Presentation* would be moved up on the agenda and dealt with as the first order of business, followed by items 6.1 and 6.2.

The Chair noted that Councillor Mary Wile was the Board's new Council appointee, and he thanked her for volunteering to sit on the Board.

3. Items to be added to Next Agenda

None.

4. Approval of the Minutes

MOVED by Ms. Rod, seconded by Mr. Regan that the minutes of October 19, 2005 be approved. MOTION PUT AND PASSED.

The Chair noted that the last page of the minutes indicate a concept plan for Phase 7 Glen Arbour was submitted. He advised that since the Board was preparing a response in regard to Phase 8, Glen Arbour, it should also prepare a response on Phase 7.

Mr. Regan noted he was working on a response to Phase 7 as well as Phase 8.

The Chair advised that Mr. Regan will provide a draft response on Concept Plan for Phase 7, Glen Arbour at the Board's next meeting.

5. Business Arising from Minutes/Deferred Items:

5.8 Regional Plan Presentation - Board's Motion of October 19, 2005 RE Guidelines Proposed in the Regional Plan

Ms. Maureen Ryan, Planner, addressed the meeting and gave an update on the Regional Plan process and, in particular, focussed on aspects in the Plan pertaining to the mandate of the Board, i.e. the Natural Environment.

At 6:40 p.m. Ms. Christine Smith entered the meeting.

Ms. Ryan responded to questions.

6. New Business:

6.1 Case 00826: Application by 3098573 N.S. Limited to Rezone 2120 Hammonds Plains Road PID# 41090572 from MU-1 to C-4 to permit Multi-

tenant Commercial Building.

- A memorandum dated October 3, 2005, prepared by Mr. Andrew Bone, Planner, was submitted.

Mr. Andrew Bone, Planner, addressed the Board and outlined an application by 30098573 Nova Scotia Limited to rezone the property at 2120 Hammonds Plains Road from MU-1 Zone to C-4 Zone to SI and develop the site as a multi-tenant commercial building. In his remarks, Mr. Bone noted that the building would be approximately 10,000 square feet, and it was his understanding the building was being considered for a pharmacy and medical clinic. Mr. Bone also noted that the applicant was in attendance this evening.

Mr. Bone indicated that he would like the Board to review the proposal and determine if there is any sufficient reason or concern to recommend Community Council not rezone this property.

Mr. Bone and the applicant responded to questions from the Board.

6.2 Case 00838: Application by Twin Brooks Development to Rezone a 5-acre Portion of PID# 40014870 Former Sackville Golf Course from P-1 (Open Space) to R-1 (Single Unit Residential Zone), Sackville.

- A memorandum dated November 8, 2005 prepared by Mr. Andrew Bone, Planner, was submitted.

Mr. Andrew Bone outlined the application by Twin Brooks Developments to rezone a 5 acre portion of PID#40014870 (Former Sackville Golf Course), from P-1 (Open Space) Zone to R-1 (Single Unit Residential) Zone and develop the site as a residential subdivision. Mr. Bone advised that he would like the Board to provide comment on whether it feels there are any issues relating to the mandate of the Board which should preclude the rezoning of the property from P-1 to R-1.

Mr. Bone responded to questions of the Board.

At 8:30 p.m. the Board recessed.

At 8:43 p.m. the Board reconvened with the same members present. The Chair advised that there was some urgency to deal with Mr. Bone's applications, and advised that the Board would deal with each item this evening, and provide a written follow up to Mr. Bone.

The Board entered a discussion and the following recommendations were put forward:

Recommendations RE: Case 00826

- It was generally agreed that the Board did not oppose the rezoning, however it recommended some areas that Community Council should give consideration.

- a 30 metre setback.
- replace the area noted to be covered in armour rock with natural vegetation.
- run-off from the site should be directed so that it enters natural vegetation before it enters the stream.
- ensure acid slate is dealt with according to Provincial regulations.
- if the water source is to come from a well, have the water tested before a final decision is made.
- due to the clay soil on the site, ensure septic disposal system meets or exceeds all Provincial requirements.

During discussion, it was noted that a culvert on the Hammonds Plains Road, near the property in question was in disrepair. Mr. Regan advised that he would draft a letter to be forwarded to the Department of Transportation and Public Works.

The Chair advised that he and Ms. Williams would consult on the recommendations and forward them to the Legislative Assistant, who would then forward them on to Mr. Bone.

Recommendations RE: Case 00838

It was generally agreed that the Board was against a zoning change, for the following reasons:

- the setback from the stream should be 30 metres; the proposed 25 metres is inadequate.
- the sewer trunk line currently experiences overflow during storm events, therefore, there should be no further development until this is resolved.
- the proposed development could negatively impact on the Atlantic salmon fish stocking program in the Sackville River.
- the development could negatively impact the water quality of Sackville River.

It was agreed that the Chair and Ms. William would prepare the recommendations and forward to the Legislative Assistant, who would then forward them to Mr. Bone.

5. Business Arising from Minutes/Deferred Items (cont.'d):

5.1 Water Testing Results Review - Update

No update was provided.

5.2 Letter to Staff RE: Concept Plan for Glen Arbour Phase 8

- A copy of a draft letter regarding this matter was circulated.

The Chair asked the members to review the letter and if it was acceptable, it would be finalized and forwarded to staff. It was noted that item 2 would be slightly revised

because the Sackville River was not being impacted directly. With this revision, it was agreed to forward the letter to staff.

5.4 Draft Letter to Mayor and Council; and Tony Blouin RE: *At A Watershed: Ecological Governance and Sustainable Water Management in Canada*

- A draft letter dated November 16, 2005 to Mr. Tony Blouin was submitted.

The Board concurred with the letter as presented and the Chair asked the Legislative Assistant to finalize and forward the letter to staff.

5.5 Draft Memo RE: Concept Plan - 34 Stillwater Lane, Lands of Verna Sager

- A copy of a draft memo regarding this matter was submitted.

It was agreed to forward the memo to staff.

5.6 Draft Memo RE: Concept Plan - 24 Grant Line Road, Stillwater Lake

- A copy of a draft memo regarding this matter was submitted.

It was agreed to forward the memo to staff.

5.7 Draft Letter RE: Municipality of East Hants

- A draft letter to Mr. Terry Matheson, Municipality of East Hants regarding an invitation to attend the Board's January meeting was submitted.

It was agreed to forward the letter as presented.

6. New Business (cont.'d):

6.3 Concept Plan - Shel Drake Heights

This item was not discussed.

7. Date of Next Meeting

The Board agreed to cancel the December 21, 2005 meeting.

8. Adjournment

The meeting adjourned at 9:37 p.m.