

HALIFAX REGIONAL MUNICIPALITY

HALIFAX WATERSHED ADVISORY BOARD

October 18, 2006

MINUTES

PRESENT:

Dr. Wayne Stobo, Chair
Ms. Ellinor Williams, Vice Chair
Mr. Nathaniel Smith
Mr. Walter Regan
Mr. David Ripley
Mr. Derrill Hynick
Mr. Ross Evans

REGRETS:

Councillor Mary Wile
Dr. Barry Thomas

STAFF & OTHERS:

Mr. Richard Harvey, Senior Planner
Ms. Sheilagh Edmonds, Legislative Assistant

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1. Call to Order

The Chair called the meeting to order at 6:34 p.m.

The Chair noted that at the last meeting information was in the agenda packages concerning the letter he wrote to the Mayor and Council on behalf of the Board on the Goodwood Easement. In addition, there was a copy of the Council minutes noting the letter was raised at Regional Council and that it was forwarded to staff. The Chair indicated that it was good to see that Regional Council was responding to the Board's concerns.

2. Approval of the Agenda and Additions/Deletions

Additions:

- 7.1 Update on Grand Lake Watershed - Walter Regan
- 7.2 Concept Plan - 52 Riverwood Drive, Timberlea - Chair
- 7.3 Memo from Staff RE 720 Sackville Drive (submitted at September Meeting) - Ellinor Williams.

MOVED by Mr. Regan, seconded by Ms. Williams that the agenda, as amended be approved. MOTION PUT AND PASSED.

3. Items to be added to Next Agenda

None.

4. Approval of the Minutes

MOVED by Mr. Regan, seconded by Mr. Smith that the minutes of September 20, 2006 be approved. MOTION PUT AND PASSED.

The Chair referred to item 7.2 of the September 20, 2006 minutes and noted that Mr. Andrew Bone suggested the information that was put forward concerning 2120 Hammonds Plains Road be forwarded to staff. He questioned if any Board members had followed up and sent the information to staff.

A short discussion ensued and it was **MOVED by Mr. Regan, seconded by Mr. Ripley that the appropriate HRM staff be asked to investigate a possible exposure of acid bearing slate at 2120 Hammonds Plains Road and report back to the Board. MOTION PUT AND PASSED.**

5. Business Arising from Minutes/Deferred Items:

5.1 HWAB's Guidelines - Update (Richard Harvey)

Mr. Harvey advised that he had not yet contacted Ms. Sharon Bond to find out if she discussed the Board's Guidelines with her staff. This matter was deferred to the next

agenda.

5.2 Draft Recommendations for Approval - Case 00908: Application by Timber Trail Homes Limited to Enter into a Development Agreement to Permit a 142 Unit Expansion to the Timber Trail Mobile Home Park, 961 Lucasville Road, Lucasville.

A draft copy of recommendations pertaining to the case were submitted for review.

The Board members reviewed the draft recommendations and made revisions reflected as follows:

- There were no changes to the *Origin* of the document.
- The *Recommendations* of the document were revised to read:
 1. Every effort be made to ensure that the new sewage treatment plant meets tertiary levels. The Board would like a report of type, kind and placement of the new system. The new sewage treatment facility must be operational before any new lots are allowed.
 2. That effluent from the treatment facility should be directed to subsurface dispersal to allow polishing of the effluent because of the low absorptive capacity of the intermittent receiving stream.
 3. Prior to installation of the system, the flow rate of the stream into Sandy Lake should be monitored. If the treatment facility does not achieve tertiary level, then the NSDOEL guideline of dilution ratio associated with the receiving waters upon entering the stream or lake should be achieved
 4. In view of the cumulative effect of proposed development in this area, the Board recommends that, immaterial of the method used to dispose of effluent from the new sewage treatment facility, extreme care should be taken to monitor both the quality and quantity of water in the brook. Sampling sites should be set up at the point where the brook flows into Sandy Lake.

Water samples should be taken before the new sewage treatment system is installed to establish baseline data; and then, following construction, in the spring, summer and fall for the next 3 years. The Board would like to receive copies of the sampling results. The Board recommends that water samples should be tested for Fecal coliforms, Phosphorous (to the microgram/litre level), Nitrogen, Ph, as well as the flow rate of water in the stream before entering Sandy Lake and several other places in the brook.

5. A storm-water management plan should be designed to retain storm-water on-site as per HRM standards. The Board would appreciate the opportunity to review this plan. All stormwater should be collected and passed through an oil grit separator.

6. If pyritic slate is discovered during excavation, the developer should be required to follow Provincial requirements for development involving the disturbance and disposal of pyritic slate.
 7. Low flow sanitary fixtures should be installed in all units in the expansion of the mobile home park.
 8. If the units are supplied with oil tanks, each should be placed in a containment pan to catch spills.
 9. The 20 metre undisturbed buffer surrounding all water courses should be respected.
- The *Background* section of the document was revised to include the following sentence: "Expansion should not be permitted unless sewage treatment levels achieve tertiary level."

A discussion ensued concerning cumulative effects this development will have, particularly on Sandy Lake, and whether the Board should include a comment or address it separately in a memo or report to the Mayor and Council. It was agreed that the Board would provide comment to Council in a separate report. David Ripley and Nathaniel Smith agreed to draft a letter and provide it for next month's meeting.

It was also agreed to include a sentence in the draft recommendations which reads as follows: "the Board understands the owners have indicated a need to increase the number of units on the property to finance an improved sewage system; and that the Board supports an increase to the number of units on the site necessary to achieve tertiary treatment."

6. New Business:

The Chair advised that item 6.2 would be dealt with at this time.

6.2 Presentation to Council - Subcommittee Update

Information regarding Cumulative Effects of Development on the Water Resources of HRM/Watershed Planning was submitted.

A draft memo regarding Septic Tank Installation/Inspection Recommendations was circulated by Mr. Hynick.

A discussion ensued concerning the presentation to Council and the amount of information which should be included, and whether there should be one presentation to Council or four separate presentations.

At the suggestion of Mr. Harvey, **it was agreed** that he would speak with senior staff to get advice on the best approach for the Board to take in regard to a presentation to Council. The Chair added that, after Mr. Harvey gets feedback on the best approach,

the Board can then look at what the content of the individual submissions may be.

6.1 Watershed Planning and Management - General Discussion (information submitted by David Ripley)

Information entitled, *An Overview of Watershed Planning and Management* was submitted.

Mr. Ripley advised that in earlier discussions regarding the presentation to Council, there was a larger discussion on watershed planning and it was agreed that one of the subcommittee members would develop background material. He added that the submission was for the general information of the Board at this point.

The Chair clarified that the document could then be seen as a starting point for outlining what the Board sees as its role in this regard.

Ms. Williams pointed out that she and Mr. Hynick had met with Mr. Peter Duncan, concerning the direction HRM has taken on watershed planning in its Regional Plan document. She indicated that it was a very positive meeting.

A brief discussion ensued and it was agreed that Mr. Duncan would be invited to the Board's next meeting for a discussion on watershed planning, as contained in the Regional Plan and the possibility of Board involvement or assistance to staff on watershed planning.

The Legislative Assistant was requested to see if Mr. Duncan would be available to attend the next meeting; and to circulate in the agenda packages information on watershed planning, as contained in the Regional Plan document, and the information submitted by Mr. Ripley.

7. Added Items:

7.1 Update on Grand Lake Watershed - Walter Regan

The Chair advised that Mr. Regan has been the Board's representative on the Committee which is looking into issues surrounding the Grand Lake watershed.

Mr. Regan provided a brief update on issues the Committee has been dealing with, and advised that the Committee is going to try a meet every month and, therefore, he was suggesting that the Board put this on the agenda as a status sheet item.

The Chair concurred and advised that this item will be a standing agenda item, in which Mr. Regan can provide an update.

7.2 Concept Plan - 52 Riverwood Drive, Timberlea

The Chair referred to the Concept Plan which was submitted as information and noting that it will impact the Nine Mile River, he questioned if the Board wanted to follow up on this item.

A brief discussion ensued and it was agreed that no further action would be taken.

7.3 Memo from Staff RE 720 Sackville Drive (submitted at September Meeting) - Ellinor Williams

Ms. Williams referred to the memo circulated as information at the last meeting by Mr. Harvey, and advised that she appreciated staff taking the time to inform the Board on this matter. She asked if the Board wanted to send a note of appreciation to staff and request similar updates be provided to the Board in the future.

The Board was in agreement; the Chair advised that the Vice Chair would send a 'thank you' memo, and note that the Board would appreciate receiving similar updates in the future.

8. Date of Next Meeting - November 15, 2006

9. Adjournment

The meeting adjourned at 9:25 p.m.

Sheilagh Edmonds
Legislative Assistant