

**HALIFAX REGIONAL MUNICIPALITY**

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**HALIFAX WATERSHED ADVISORY BOARD  
MINUTES  
October 22, 2003**

**PRESENT:** Dr. Wayne Stobo, Chair  
Mr. Keith Manchester  
Mr. Walter Regan  
Dr. Shannon Mala Bard  
Dr. Barry Thomas  
Mr. Peter Murray  
Mr. Gerry Sampson

**REGRETS:** Mr. Frank Hope  
Ms. Ellinor Williams  
Ms. Janis Rod  
Mr. Bill Ernst

**STAFF:** Ms. Susan Corser, Planner, Regional Planning  
Ms. Sheilagh Edmonds, Legislative Assistant

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## **Membership**

Prior to the start of the meeting, the Chair advised that the terms of three members were expiring in November—Ellinor Williams, Barry Thomas, and Peter Murray. He encouraged those members to complete the Volunteer Application form should they wish to continue serving on the Board.

The Chair then welcomed Dr. Shannon Bard, noting she was a newly appointed member and Mr. Gerry Sampson, adding that Mr. Sampson is considering replacing Mr. Glen Williams of District 2.

## **CALL TO ORDER**

The Chair called the meeting to order at 6:30 p.m.

### **1. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS**

There were no additions or deletions to the agenda.

### **2. ITEMS TO BE ADDED TO THE NEXT AGENDA**

Mr. Peter Murray advised that he would like to add the following item to the agenda of the next meeting:

C Preservation of Newfoundland Shoreline

### **3. APPROVAL OF MINUTES - SEPTEMBER 30, 2003**

**MOVED by Mr. Manchester, seconded by Mr. Regan, the minutes of September 17, 2003 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

### **4. DEFERRED BUSINESS:**

#### **4.1 Presentation - Availability of Drinking Water in HRM (Pockwock and Lake Major - Ms. Smith - deferred from Aug. 20/03)**

This item was deferred to the November meeting.

#### **4.2 Westgate - Sewage Treatment Plant (deferred from Sept. 17/03)**

This item was deferred to the November meeting.

**5. NEW BUSINESS**

There was no new business.

**6. BUSINESS ARISING FROM MINUTES/STATUS SHEET**

**6.1 Case 00495 - Concept Plans Application by J.P. Robichaud to Permit Townhouses by Development Agreement at Lot 4A - Sackville Cross Road**

A draft report dated October 15, 2003 from the Chair of Halifax Watershed Advisory Board to Andrew Bone, Planner, was submitted for review.

The Board reviewed and discussed the recommendations in the report and agreed on the following recommendations:

1. The Board encourages HRM to acquire all of the flood plain associated with this property that is not required for the project. This land can be used by parks and recreation for trails and natural space while maintaining its function as a floodplain.
2. There should be no accessory buildings in the 1/100 flood plain.
3. A qualified engineer be retained to reassess the boundaries of the floodplain and ensure the floodplain is not impacted and that the water holding capacity of the floodplain is maintained. Roadways, parking areas, and sidewalks in the floodplain area should be maintained at the current grade level as much as possible.
4. That all vehicle roadways and parking areas be covered with impervious services and these areas be graded to drain into an oil/grit separator prior to being discharged into the natural environment. This way debris, oils and other harmful materials can be collected and separated out from the storm water before entering the river.
5. That the oil/grit separator manufacturer's directions for maintenance and cleaning be a part of the development agreement, and a copy of this agreement and a maintenance record be sent to the Board for annual review.
6. That all parking lots be located north of the buildings and away from the floodplain. Due to the proximity of visitor parking to the flood zone and the river, it should be moved beyond the two buildings.
7. The floodplain area should not be used as a storage area for snow, and any area designated for snow storage should be properly graded so it goes into the oil/grit separator.

8. That a sedimentation and erosion plan be drawn up by a Qualified Engineer since the site is an infill area of clay. Since this site is in-filled with clay special precautions should be taken to prevent silt from leaving the site due to construction and entering the river. This plan should be sent to the Board for review and comment prior to issuance of development permit.
9. That on site water retention be used where possible to hold back water to pre-development percolation rates.
10. The site be landscaped using trees and native grasses to give shade and act as a buffer to the river. The developer is encouraged to plant vegetation of an indigenous nature around the development, including the edge of the parking areas.

With regard to the 'Background' category of the report the Board agreed to omit the last sentence.

The Chair advised that the report with a covering letter will be forwarded to Community Council.

## **6.2 Bedford Power Project**

Copy of a letter dated October 10, 2003 to Mayor Kelly from the Chair had been submitted for information.

## **6.3 Highway 103 Twinning**

- C A draft letter, with recommendations dated September 25, 2003 to Mayor Kelly from the Chair had been submitted for review.
- C a draft report to Mayor Peter Kelly from the Chair dated October 15, 2003 was circulated to the Committee for review.

A brief discussion ensued with regard to whether the Board wanted to submit the recommendations in the form of a letter or report format. It was agreed to submit the recommendations in report format, and the Chair will prepare a covering letter to accompany the report.

The Board reviewed the report and revised the recommendations to read as follows:

1. The Board recommends the development of a pre-construction baseline water quality

monitoring programme and a post construction monitoring programme to continue for a minimum of 2 years. The reason that a 2 year post construction programme is suggested is to ensure that the effect of road salting can be properly assessed.

Sample testing should include RCap and total Phosphorous to the microgram/litre level of sensitivity.

Sampling should be undertaken in all four seasons in a select number of lakes between Exits 3 and 5 on Highway 103. Since there will be infilling in Cranberry Lake and Cranberry Run, we recommend that both these water bodies are included.

2. The Board recommends pre-and post-construction benthic monitoring in all selected lakes. To be effective, this could require up to ten years' sampling post-construction.
3. For all areas in which lakes and waterbodies could be affected the Board recommends that approved erosion and sediment control plans be established.
4. The Board recommends the adoption of the principle of No Net Loss. Thus, for any infilling of lakes, watercourses or wetlands, provision be made to enhance equivalent habitat elsewhere. For example, if it is necessary to in-fill part of Cranberry Lake, habitat similar to that which was infilled should be created elsewhere.
5. Water course crossings be built to allow for fish passage, e.g. three-sided culvert or bottomless culvert; and with existing culverts now installed that may be blocking fish passage also be upgraded at the same time.

With regard to the 'Background' category, it was agreed that the third sentence should read as "Several lakes and 12 wetlands are in the immediate vicinity of the project and will be *impacted*."

The Chair will revise the report and prepare the covering letter.

#### **6.4 Glen Arbour Golf Course Audubon Program**

Dr. Thomas advised that with the information on the Audubon Society he gathered, he was able to ascertain that the Society grants certification in five categories, one of which is water quality management. He added that Glen Arbour has certification in all five categories from the Audubon Society.

Dr. Thomas suggested that directly approaching the Audubon Society about the Glen Arbour Golf Course may not be the most effective manner in which to obtain the information the Board is seeking. It was pointed out that the Golf Course has

received the results of the tests, and Dr. Thomas noted that repeated attempts to contact representatives of Glen Arbour have not been successful to date.

The Chair concurred and suggested that a letter to the Audubon Society informing them of the role of this Board and its interest in their program, such as certification and follow up, may be an appropriate route for the Board to take.

Following discussion, it was agreed that Dr. Thomas would draft a letter for the Chair's signature to send to the Audubon Society.

**7. DATE OF NEXT MEETING - WEDNESDAY, NOVEMBER 19, 2003**

**8. ADJOURNMENT**

The meeting adjourned at 8:10 p.m.

Sheilagh Edmonds  
Legislative Assistant