



Bedford Watershed Advisory Board
July 14, 2004
MINUTES

PRESENT: Don Lowther, Chair
Kevin Dean
Lem Murphy
Cedric Pilkington
Dr. Sankar Ray
Deborah Gillis
Kate Hadden
Elaine Loney
Doug Murray
Councillor Len Goucher

ABSENT: Brad Gibb
Richard Hattin
William Matheson
Lawrence White, Vice Chair
David Gorsline

STAFF: Angus Schaffenburg, Planner II
Richard Harvey, Planner II
Millie Hull, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:05 p.m. in the Lion's Den, Bedford.

2. APPROVAL OF MINUTES - June 9, 2004

MOVED by Dr. Sankar, seconded by Mr. Pilkington, that the minutes of June 9, 2004 be approved as circulated. MOTION PASSED.

3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS

- 8.1 Waterfront Development Corporation - Mr. Lowther
- 8.2 Shell Station - Ms. Loney
- 8.3 Opening of Lion's Park - Ms. Loney

It was agreed to move to Item 7.2 at this time.

7.2 STAFF REPORTS:

7.2.1 United Gulf Proposal

- Color Coded Plans titled "Paper Mill Lake - Proposed CCDD" and "Gabion Matt Channel and Storm Water Cleaning Device" was before the Board for information.

Mr. Lowther advised that some members of the Board had just returned from a site visit of Paper Mill Lake and on behalf of the Board, thanked Mr. Steve Milligan and Mr. Terry Drisdelle, of United Gulf Development Limited, for the tour of the site.

Mr. Terry Drisdelle addressed the Board and made reference to the June 9th meeting where a plan review identified items of concern for some members of the Board. Mr. Drisdelle, with the aid of revised plans of the site in question, reviewed the new plans and indicated those concerns had been addressed.

Councillor Goucher raised a concern regarding the future multi-unit site and indicated that where it is a significant slope, it may be beneficial from an environmental management standpoint to leave this area in its natural state. Mr. Drisdelle indicated that there were options available.

A discussion ensued with Mr. Drisdelle and Mr. Milligan responding to questions from the Board.

Mr. Harvey advised that the storm water features that are being discussed are pursuant to the RCDD development and is still being reviewed by staff. He suggested that the question before the Committee is whether the storm water drainage plans on the CCDD site are appropriate.

Mr. Lowther noted that this matter will be brought back to the Board at a future date once a more detailed storm water management plan of the whole area has been drafted.

Councillor Goucher again thanked Mr. Drisdelle and Mr. Milligan for the site visit.

Mr. Lowther thanked Mr. Drisdelle and Mr. Milligan for responding to the Board's questions.

7.2.2 Case 00693: Application by Loblaws Properties

- A memorandum dated June 30, 2004 by Richard Harvey, Planner II regarding Case 000693: Application by Loblaws Properties Limited to Amend Development Agreement (Case No. 00193) to Allow for an Addition (Nova Scotia Liquor Store) to the Atlantic Superstore in Bedford was before the Board for consideration.

Mr. Richard Harvey, Planner II, with the aid of an overhead, advised the application is for an amendment to an existing development agreement to enable construction to the Atlantic Superstore, the surrounding parking area and to allow for an addition of a liquor store. He further noted that there would be configuration of the loading, the existing hard surface parking area and staff parking behind the liquor store. Mr. Harvey noted that Mr. Greg Zwicker and Mr. Ron Hiltz of Terrain Group, representing Loblaws Properties Limited, were in attendance to respond to questions from the Board.

During discussion, Ms. Loney requested staff respond as to whether the requirements are being met regarding the clean up of the storm sceptor. Mr. Ron Hiltz, Terrain Group, noted that the cleanup is done annually in the fall. Councillor Goucher asked that Terrain Group provide verification relative to maintenance of the storm sceptor. Mr. Harvey advised he will follow up with Environmental Management Services to obtain information on the maintenance program and contact Development staff pursuant to the development agreement that has been adopted to see if they have received the certification that is required.

Councillor Goucher raised the concern of flooding on Union Street from the backside parking lot and how the barrier had been allegedly deliberately broken open to allow the build up of water in the area in question to flow through. Later in the discussion, and upon a request from Councillor Goucher, Mr. Hiltz, Terrain Group, agreed to see what he could do to address this issue.

**MOVED by Ms. Loney, seconded by Mr. Murphy, that the Board accept the proposed addition of the liquor store to the Atlantic Superstore in Bedford.
MOTION PASSED UNANIMOUSLY.**

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET:

4.1.1 Infilling of Moirs Pond

Councillor Goucher indicated negotiations are still on-going between the Province and Sobeys.

4.1.2 Kearney/Quarry/Paper Mill Dams

Mr. Dean noted that Annapolis Group is working on the concept of restoring the dam. Councillor Goucher noted the Province is still dealing with the issue of using the lakes for storage and that Mr. David Nantes, Annapolis Group, is in discussions with Minister Christie on this matter. He also noted that supposedly a new report is coming to HRM relative to the Master Plan area but confirmation of this report has not yet been made.

Mr. Lowther requested that Mr. Dean, at the next Bedford West Public Participation Committee meeting, Mr. Nantes be requested to provide the earliest dates possible for lowering the water at Paper Mill Lake. He noted that the Board can then contact United Gulf regarding the opening up of Land Lock pond. He also noted that Clean NS will be contacted and will request assistance from the community to assist with a lake bed cleanup.

4.1.3 Paper Mill Lake - Watershed Water Quality Monitoring Program

- A document from Dr. Sankar Ray regarding Tropic Status of Papermill Lake Watershed was before the Board for information.

Mr. Pilkington advised that at the last meeting of the Paper Mill Lake - Watershed Water Quality Monitoring Committee, the Committee asked Dr. Ray to draft a testing proposal that would provide more definitive results of the phosphorus levels in the lakes.

Dr. Ray outlined the options of his proposal and after further discussion the Board requested that Mr. Pilkington contact Mr. Chris Elliot and Mr. Don Mason, of AMEC Earth & Environmental Limited, to provide a cost quote for testing based on this new model. Further, the Board also requested Councillor Goucher contact Mr. David Nantes, Annapolis Group Inc., to provide a further report, if one is available, from Jacques Whitford regarding storm water management.

4.1.4 Storm Water Management: Union Street Area

Mr. Lowther advised that the HRM report indicted that this area is a flood plain area and is maintained by the Department of the Environment. He noted that a suggestion had been made to put jersey barriers in the area in question to assist in managing the flooding.

4.1.5 Paper Mill Run

Mr. Lowther noted that, in regards to storm water protection, Annapolis Group and Greater Homes will be reviewing the matter of flooding in the area in question in conjunction with the work on the dam and the courtyard. Councillor Goucher requested that Annapolis Group and Greater Homes be asked to re-contact the residents in the area to provide them with an update.

4.1.6 Parker's Brook

No update was provided at this time.

7. REPORTS:

7.1. SUBCOMMITTEE REPORTS:

7.1.1 Water Quality Inventory Committee

No updated was provided at this time.

7.1.2 Paper Mill Lake Advisory Committee

No updated was provided at this time. However, it was noted the Committee will be reconvening in September.

7.2 STAFF REPORTS:

7.2.1 United Gulf Proposal

This item was dealt with earlier in the agenda.

7.2.2 Case 00693: Application by Loblaws Properties

This item was dealt with earlier in the agenda.

8. ADDED ITEMS/NEW BUSINESS:

8.1 Waterfront Development Corporation

Mr. Lowther noted that at the last Community Council meeting he requested a letter be sent to Waterfront Development Corporation with a request for an update. He advised that the Focus Group had not met in almost a year and a half. Mr. Lowther advised that work was supposed to begin this summer on the area from Phase 1 around to the South jetty, however he noted it was his understanding that the high speed ferry impacted this work.

Councillor Goucher provided a further brief update and noted that Regional Planning made a presentation to Regional Council on July 13 on the Waterfront Regional Plan. He suggested that staff be requested to make a presentation to the Board on the overview of the harbor front plan. Mr. Angus Schaffenburg noted he will contact Mr. Roger Wells to attend the meeting in September.

Mr. Lowther noted that the Waterfront Development Agreement states a requirement that they are to come to the Bedford Watershed Advisory Board if it is deemed necessary.

8.2 Shell Station

Councillor Goucher noted that Ms. Gillis had raised a concern of the right of way issue at the Shell station next to Arby's and the Legion. Councillor Goucher noted that the sewer line was outside of the right-of-way and in order to get it back in the right-of-way, HRM did a land exchange with the owner.

8.3 Open of Lion's Park

Ms. Loney noted the opening of the new park, Lion's Park. She noted that it was a beautiful site and it was very well done. Mr. Lowther noted that Councillor Goucher and he had attended the opening of the park. Further to this, Councillor Goucher advised that unfortunately two days after the opening, the park was vandalized.

9. NEXT MEETING

It was agreed to hold the next meeting September 8, 2004.

The meeting adjourned at 9:05 p.m.

Millie Hull
Legislative Assistant