

**HALIFAX REGIONAL MUNICIPALITY**

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**BEDFORD WATERSHED ADVISORY BOARD  
INFORMATION NOTES**

**February 21, 2007**

**PRESENT:** Mr. Richard Hattin, Chair  
Mr. Lem Murphy  
Dr. Sankar Ray  
Mr. Don McIver

**REGRETS:** Ms. Elaine Loney  
Ms. Kate Hadden  
Councillor Gary Martin  
Mr. Quintin Hill  
Mr. Robert Apold  
Mr. Andrew Bone, Planner

**STAFF:** Mr. Paul Morgan, Planner  
Ms. Chrissy White, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:10 pm in the Nauss Room, Lebrun Center, Bedford, without a quorum.

Because Clayton Development representatives were present to give a presentation, the Chair decided to hold an information meeting.

**2. WELCOME NEW COMMITTEE MEMBER**

The Chair introduced Mr. Don McIver to the Committee. Mr. McIver was appointed to the Bedford Watershed Advisory Board in January 2007, and will serve a three year term expiring in November 2010.

**3. APPROVAL OF THE MINUTES**

Changes:

- Take Kevin Dean off the front page as present as he was absent from the meeting and no longer serving on the committee.
- 4.1.1 last paragraph on page 5, add the word somehow after “the committee feels they have an obligation to clean it up.”
- 4.1.3 Instead of saying no time line, replace that wording with “No time predictive capability and cannot be used as a go forward model.”

**Due to lack of quorum the minutes could not be approved.**

**4. APPROVAL OF THE ORDER OF BUSINESS**

Additions:

10.1 Infill of Moirs Mill Pond

**Due to lack of quorum, the agenda could not be approved.**

**5. BUSINESS ARISING OUT OF THE MINUTES- NONE**

**6. REPORTS**

**6.1 Case 00970-Development Agreement by Clayton Developments for Sub-area 2 of the Bedford West Secondary Planning Strategy**

Mr. Paul Morgan, Planner, provided a brief overview on the above noted topic. He noted:

Council has approved the subdivision by-law amendment. Clayton Developments Limited has submitted an application for sub-area 2 of the Bedford West Secondary Planning Strategy. Representatives for Clayton Developments were present to provide a verbal overview of the Development Agreement. Representatives were as follows:

Mr. Don Williams, Project Engineer, McWilliams Engineering  
Mr. Kevin Meade, Planning Associate, Clayton Developments  
Mr. Earl Richardson, Director of Operations, Clayton Developments  
Mr. J. Michael Hanusiak, General Manager, Clayton Developments

Mr. J. Michael Hanusiak, General Manager, Clayton Developments Limited presented a PowerPoint presentation on the above noted topic. The following was noted:

- There was a public information session in January.
- Cresco and Clayton Developments are partners in the above noted project.
- The Master Plan speaks to land use transportation, environmental issues, recreation etc.
- The Master Plan discusses the outlined areas and how dense a particular area can be. It is outlined that there will be approximately six units per acre.
- There are different density regulations for the commercial areas.
- The application made to HRM was for sub- area 2. Area 2 was picked because there is an intended pumping station in this area.
- Within the Bedford West Master Plan, Council approved a community development plan. Within the municipal plan there are specific policies on what can take place in the outlined areas and the development must meet all outlined regulations. There is no specific exclusion for this area. Annapolis laid out a future plan for approx 20,000 people that will come into effect in the next 20 years.
- The province is in the process of acquiring to buy the land for a highway 113 to be built in 2020 to 2025. This highway will stretch through parts of Sub-Area 2.
- The stream in the area is usually dry in the summer months.
- The majority of the plan sits on the paper mill lake water shed.
- Areas of deep terrain will be avoided. There is very little erodible material.
- The project will be similar to Bedford South.
- There is no acid material through the site as confirmed through the Nova Scotia Geological Mapping.

Mr. Hanusiak outlined the guiding principles for the plan. They are as follows:

- Undertake storm water management planning on a watershed basis with community design based upon natural drainage patterns
- Preserve the water quality of lakes and rivers
- Identify, preserve and maintain significant environmental features
- Minimize site disturbance, maximize tree retention.

The program will be financed in whole or part by the developer.

Mr. Hanusiak advised of the following:

- The area was plugged in for park and open space requirements. Through the adoption of the Regional Plan, there was a requirement for lands in Kearney Lake Run, and there is an area dedicated to HRM for public open space for a public foot path.

- Clayton Developments is not in the position to make an application for Sub Area 5, but they plan to provide public open space on that side as well.
- A Community Connect road is a requirement in the Master Plan. This road will connect the future highway (113) to Kearney Lake Road.
- Clayton intends to take a surgical approach to development. This development is a footprint of the development in Clayton Park.
- Each set of multiple buildings has underground parking to lessen the site disturbance.
- There is an expectation that there will be a high level of pedestrian movement through the area.
- One of the fundamental requirements is a post development storm water management plan.
- Preliminary numbers have been crunched, but a plan is not ready yet. That is why this presentation is preliminary.
- A document that will speak to every policy on what is intended to be done will be created.
- Before any significant road work is done, a site rating will be compiled to ensure storm water is appropriately directed.

After hearing questions from the Committee Members, Clayton Developments staff advised:

Mr. Richard Hattin, Chair expressed concern about the amount of forested area that will be disturbed or removed. Of 179 acres, 50% will be chopped down. Mr. Hanusiak advised that the amount of trees in this area is much higher than in most areas of urban development. There will be a mandate for tree retention in backyards.

Mr. Hattin expressed concern with the amount of excess runoff that will be funneled into Paper Mill Lake from this development. He expressed concern that problems will arise from this excess water. Mr. Hanusiak advised that any urban development will impact water course and Clayton is aware of this element, but feel it is manageable. Clayton is aware of phosphorus and salt problems and advised that they are doing everything in their power to control these issues. Clayton gives a hand out to all of their occupants to educate them in pesticides. They are a leader in the industry when it comes to pesticide education.

Mr. Hanusiak advised that community stewardship and membership are important in the development of park land. Clayton will encourage the community to embrace this element.

Mr. Hanusiak advised that he blames septic tanks for most water quality issues. Clayton does not see phosphorus levels affecting their development.

A brief discussion around phosphorus ensued. The following points were noted:

- Clayton is dedicated to education surrounding phosphorus.
- HRM has phosphorus regulations in effect that Clayton will abide by.
- It will be the responsibility of the occupant to abide by phosphorus regulations.

- Clayton is sensitive to water quality issues. Urban development will have an impact, but the expectation is that the threshold will be reasonable.
- Stopping it at the source is the best way to control the issue of salt and phosphorus.
- The CDS units have a component of phosphorus control.
- Clayton is the only group using CDS.
- The HRM will mandate the phosphorus regulations for the sub area 2 development.
- HRM and the BWAB will come up with a set of numbers through discussion and negotiation; however, if the numbers are too low, Clayton will not be able to accept them and then it will become a political issue.
- The Chair suggested setting up a testing system to surround Clayton from ambient noise.

Clayton Developments reiterated that the presentation was a preliminary one, and they will come back to the BWAB once they develop the plan further.

With no further questions from the Committee, Clayton Developments staff left the meeting at this time.

## **6.2 Water Quality Data Re: Kearney Lake and paper Mill Lake- Richard Hattin**

This item was deferred to the next meeting due to time constraints.

## **7. CONSIDERATION OF DEFERRED BUSINESS**

### **7.1 Discussion re: the effectiveness of BWAB's comments on the planning process**

This item was deferred to the next meeting due to time constraints.

## **8. NEW BUSINESS**

### **8.1 Development Agreement Follow Through- Richard Hattin**

Mr. Bone advised through an e-mail that development agreements will be provided to the Bedford Watershed Advisory Board when completed and prior to submission to Council for information.

## **9. CORRESPONDENCE, PETITIONS & DELEGATIONS**

## **10. ADDED ITEMS**

### **10.1 Infill of Moirs Mill Pond**

This item was deferred to the next meeting due to time constraints.

**11. NEXT MEETING**

March 14, 2007

**12. ADJOURNMENT**

The meeting adjourned at 9:00 pm.

Chrissy White  
Legislative Assistant