

HALIFAX WATERSHED ADVISORY BOARD

MINUTES

May 19, 2004

PRESENT: Dr. Wayne Stobo, Chair
Ms. Ellinor Williams, Vice-Chair
Mr. Frank Hope
Mr. Walter Regan
Dr. Jack Burney
Mr. Ross Evans (7:00 p.m.)
Dr. Barry Thomas
Mr. Derrill Hynick
Mr. Lawrence White (6:55 p.m.)
Mr. Gerry Samson
Councillor Linda Mosher

REGRETS: Mr. Keith Manchester
Mr. Ross Evans
Dr. Sankar Ray
Mr. Jim Holmes
Ms. Janis Rod
Ms. Susan Corser, Planner

STAFF: Sheilagh Edmonds, Legislative Assistant
Andrew Bone, Planner
Tony Blouin, Manager of Environmental Policy, EMS
Jill Justason, Planner
Mr. Fred Wendt, Planner

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1. CALL TO ORDER

The Chair called the meeting to order at 6:40 p.m. in Halifax Hall, 1841 Argyle Street.

The Chair welcomed Councillor Linda Mosher as a new member, noting that she was recently appointed to the Board by Chebucto Community Council.

2. & 3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS/ITEMS TO BE ADDED TO NEXT AGENDA

Deletions:

Item 6.7 - Growth Alternatives - Regional Planning Presentation was deferred to the next month's meeting.

Additions:

Item 6.8 was added to the agenda - Spill - Little Sackville River

4. APPROVAL OF THE MINUTES

MOVED by Mr. Walter Regan, seconded by Dr. Jack Burney that the minutes of April 21, 2004 be approved as circulated. MOTION PASSED.

6. NEW BUSINESS:

6.5 Case 00428: Application by Paddy Excavations Limited to amend the existing development to permit an expansion to the existing contracting yard at Civic 1 and 5 Sawlor Road, 1495 Cobequid Road, Waverley.

C a report dated April 13, 2004 from Andrew Bone, Planner, to the Halifax Watershed Advisory Board was submitted.

The Chair advised that he knew the applicant personally and, although he was not in a conflict position, if the Board was more comfortable if he removed himself from the Chair for this item, he would do so. It was agreed the Chair would remain.

Mr. Andrew Bone, Planner, outlined the application to amend the existing development agreement to permit an expansion to the existing contracting yard at Civic 1 and 5 Sawlor Road, 1495 Cobequid Road, Waverley as contained in the submitted staff report. Mr. Bone submitted copies of photographs depicting the area in question. In his presentation Mr. Bone noted the following points:

S request to expand the existing contracting yard
S the expansion was completed, and it was after the fact, that staff discovered a

- development agreement was necessary
- S the development expanded without permits
 - S the Policy in the Plan does allow for such an expansion, and therefore staff have been working on a development agreement with the applicant
 - S watercourses near the site
 - S a swampy area which flows into Lake William
 - S applicant has altered the grade to the edge of the watercourse and this has been approved by NSDE&L
 - S fencing on the property is immediately adjacent the swampy area and no real separation between the storage of heavy equipment and the watercourse
 - S temporary building onsite being used as a salt shed and the applicant is requesting the ability to store vehicles in the winter - this was constructed without permits.

Mr. Bone responded to questions from the Board.

Mr. Lawrence White indicated he would prepare the draft recommendations. The following recommendations pertaining to this application were put forward:

- S have the salt shed on an impervious surface
- S buffer zone along the edge of the property adjacent to the wetland
- S would like a 20m buffer, but at minimum, a vegetative berm created along the western parameter of the property (adjacent to the swampy area)
- S whenever a vehicle is being serviced, it be done so on an impervious surface and that any runoff go through an oil and grit separator
- S the existing tanks be on an impervious surface with containment in case of a spill or they be upgraded to current standards, i.e. double-walled; the Board endorses a containment area for refueling.

The Chair advised that the Board will review the draft recommendations at it's next meeting.

6.6 Case 00623 - Application by Terrain Group to amend the development agreement for the Superstore, 745 Sackville Drive, to permit the development of a gas bar.

- C a report dated April 13, 2004 from Jill Justason, Planner, to the Halifax Watershed Advisory Board was submitted.

Ms. Jill Justason addressed the Board and outlined the application to amend the development agreement for Atlantic Superstore, 745 Sackville Drive to permit the development of a gas bar and a seasonal garden centre, as contained in the submitted report.

Mr. Greg Zwicker, representing the applicant, Terrain Group, addressed the Board and, using photos on the overhead projector of the site in question, provided further details on the application. He noted that at a public information meeting several concerns were raised, and

the Terrain Group has addressed these issues. In concluding his remarks, Mr. Zwicker indicated that, with respect to possible concerns the Board may have with this application, the Terrain Group has noted several and addressed them as follows:

- S trained and knowledgeable staff RE how to properly operate a gas bar
- S spill kit provided to the gas bar operators
- S construct the outlet pipe from the catch basin to include a bend and extension within the catch basin so that floating petroleum products and debris will stay within the catchbasin and by proper sizing of the pipe, regulate the rate of stormwater outflow.
- S installation of a storm sceptor for the oil and grit off of cars
- S inlet control device to hold peak flows back onsite rather than creating a large rush of water going into the river.

The Board entered a brief discussion with Mr. Zwicker and Ms. Justason responding to questions.

With regard to recommendations from the Board the following were put forward:

- S gather the runoff into central catchment area
- S gather the runoff from the entire Superstore site and run it through an oversized oil and grit separator; ensure a slow runoff
- S sweep up macroscopic debris instead of washing it down
- S concrete pad for the gas bar and another containment system near the pumps in the event of spills

The Chair advised that Walter Regan would prepare draft recommendations for the Board's review at its next meeting.

At 8:00 p.m. the meeting recessed.

At 8:10 p.m. the meeting reconvened.

6.2 Review of HRM Protocols for Reporting Sewer Emergencies or Cross-connection

- C copy of a letter dated May 10, 2004 to the Chairs of HRM's Watershed Advisory Boards from John Sheppard, Manager, Environmental Services RE: Possible Wastewater Contamination was submitted.

Mr. Tony Blouin, Manager, Environmental Policy addressed the Board and, referring to the submitted letter, advised that it was in response to a matter raised at Council a couple of

weeks prior. He indicated that a motion was passed that staff apprise the WAB's in regard to protocols for reporting an investigation of environmental emergencies. Mr. Blouin then outlined the sets of protocols and procedures HRM has in place in regard to sewer emergencies and cross connections, and the series of steps that staff would follow once a report is received. He advised that there is always staff on-call should a situation arise after business hours, and noting the names and phone numbers of staff contained on the first page of the letter, Mr. Blouin indicated that these would be the people to contact.

Mr. Blouin responded to questions, and the Chair thanked him for his presentation.

6.1 Council's Concern of WAB Activities and Protocols

This item was placed on the agenda by the Chair. He advised that Regional Council has recently raised questions about the Board, and concerns expressed with regard to its terms of reference. He indicated he believed there was misunderstanding on the part of Council as to how the Board operates, however with the recent appointment of Councillor Mosher he felt it would be an opportune time clarify some issues and, perhaps, seek the Councillor's input as to whether the Board should be doing some things differently.

A discussion ensued with the Chair providing a brief overview for Councillor Mosher on how the Board reviews staff reports; the Community Councils the Board reports to; membership on the Board; and the manner in which the Board discusses its agenda items.

Councillor Mosher indicated that, following up on the Hail Pond issue, she became more informed of the Board and was not aware that it did not have Council representation. She expressed her appreciation to the members for their work on the Board and suggested that their expertise would be appreciated when issues pertaining to watersheds come before Community Council or public meetings. Councillor Mosher advised that she wants to work together with the Board and would be pleased to represent it at the Community Council or Regional Council level. She added that with regard to the Board's terms of reference, she was concerned that, presently, it can have numerous representatives and she questioned the effectiveness of a Board that was too large. She noted that within the last week, Chebucto Community Council has received three requests to approve membership on the Board. The Councillor advised that she felt it was appropriate to put a 'hold' on any future appointments and perhaps discuss this at a future meeting.

5. BUSINESS ARISING FROM MINUTES/STATUS SHEET:

5.1 Halifax Golf and Country Club (Ashburn), Fall River Station Course - Proposed Amendment to an Existing Development Agreement

C copies of draft recommendations pertaining to this matter were circulated to the

Board

The Chair advised that the Board reviewed this matter at its last meeting, and Mr. Keith Manchester had drafted recommendations. He added that last month the Board reviewed these and agreed that he and Mr. Manchester would finalize and forward the recommendations. However, in the interim a couple of issues arose and Mr. Manchester felt the recommendations should be redrafted and the Board review them once more before they are sent. The Board then reviewed the document and with the revision of a few typographical errors, the Board agreed with the recommendations as presented. The Chair advised that he would revise the document, e-mail it to Sheilagh Edmonds, Legislative Assistant, who will prepare it in the proper format and forward it to Community Council; Richard Harvey, Planner; and the proponent.

INFORMATION ITEM:

Recommendations - Woodhaven RV Park and Campground, Hammonds Plains Road - Proposed Amendment to an Existing Development Agreement

- C copies of draft recommendations dated May 19, 2004 were submitted for the Board's review.

The Chair noted that two versions of the draft recommendations had been circulated. He advised that after the Board's discussion last month, Ellinor Williams prepared the recommendations, however, following comments submitted by Derrill Hynick it was revised once again. The Chair added that since there have been changes, he wanted the Board to have an opportunity to review it before it is sent. The Board reviewed and agreed to the following revisions:

- S an additional comment to Recommendation No. 1 indicating that if recommendation for the contour disposal field is not included as part of the development agreement, the Board recommends cessation of direct piping of the effluent into the watercourse.
- S Recommendation No. 3 - add the following sentence to the first paragraph: "under these circumstances monthly monitoring should be mandatory and sampling should occur on weekends due to the higher level of usage of the campground on weekends."
- S Recommendation No. 4 - delete the second paragraph

The Chair advised that he will make the changes and Sheilagh Edmonds, Legislative Assistant will prepare the report in the proper format and forward to the appropriate Community Council; Richard Harvey, Planner; and the proponent.

6.8 Spill - Little Sackville River

This item was added to the agenda at the request of Walter Regan.

Mr. Regan noted that in July 2002, there had been a spill in the Sackville River, and following this, the proponent commissioned a report. Mr. Regan advised that he had a copy of the final report, and he read excerpts for the Board's information.

5.2 Westgate Baseline Surface Water Sampling Results - Two Events: high volume runoff on April 11, 2003 and low flow conditions on August 25, 2003.

Dr. Barry Thomas pointed out that this item had been on the Board's agenda for the past couple of meetings and has not been addressed. He questioned how long it will be coming forward on the agenda.

The Chair noted that there had been so many new proposals come before the Board, this item has tended to be pushed aside. He indicated that it may be appropriate to re-introduce the status sheet, and put the longer term items on it until they are brought forward.

7. ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Sheilagh Edmonds
Legislative Assistant