



HALIFAX WATERSHED ADVISORY BOARD
March 16, 2005

MINUTES

- PRESENT:** Ms. Ellinor Williams, Vice Chair
Mr. Frank Hope
Mr. Walter Regan
Mr. Shalom Mandaville
Ms. Christine Smith
Mr. Ross Evans
Dr. Barry Thomas
Dr. Sankar Ray
Mr. Derrill Hynick
Dr. Spencer Lee
- REGRETS:** Ms. Janis Rod
Mr. Gerry Samson
Councillor Linda Mosher
Dr. Wayne Stobo, Chair
- STAFF:** Mr. Richard Harvey, Planner II
Mr. Paul Sampson, Planner
Mr. Andrew Bone, Planner
Ms. Sheilagh Edmonds, Legislative Assistant

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1. Call to Order

The Chair called the meeting to order at 6:30 p.m. in Halifax Hall, City Hall.

2. Approval of the Agenda and Additions/Deletions

At the request of the Chair, the Board agreed to add Case 00143, Municipal Planning Strategy Amendment and Rezoning, Williams Lake Road Lands to the Agenda.

Mr. Frank Hope indicated that he had a brief verbal update to provide the Board with regard to the matter of Cranberry Lake, and asked if he could do so under Business Arising from the Minutes, to which it was agreed.

MOVED by Mr. Hope, seconded by Dr. Lee, the agenda as amended be approved. MOTION PASSED.

3. Items to be added to Next Agenda

None.

4. Approval of the Minutes

MOVED by Mr. Regan, seconded by Mr. Mandaville the minutes of February 16, 2005 be approved as circulated. MOTION PASSED.

5. Business Arising from Minutes/Deferred Items:

5.1 WAB Guidelines (deferred from last month)

This item was dealt with later in the meeting.

5.2 Update on Cranberry Lake and TPW Compensation Credits - Mr. Frank Hope

Mr. Frank Hope advised that the Board's initiative in requesting the Mayor to send

letters in regard to the Cranberry Lake Infilling - Transfer of Compensation Credits has resulted in positive gains. He explained that since the Provincial Transportation and Public Works Department received the letter from Mayor Kelly, they have come up with several new plans to compensate for the damaged fish habitat, all of which fall within HRM boundaries. Mr. Hope added that these proposals include:

- C Reconstruction of the shoreline at Flat Lake
- C Removal of a fish barrier at the Highway 103 Fish Culvert
- C Improvements to Governors Brook in the Nine Mile River watershed,
- C Restoration of the Lawrencetown salt-water marsh

Mr. Hope advised that the Watershed Environmental Task Force were still trying to persuade Transportation and Public Works that compensation should take the form of *like for like* fresh water habitat since Department of Fisheries and Oceans has other sources of funds available for remediation of salt water habitat. Mr. Hope expressed appreciation to the Board noting that it should result in the retention of some 80% of the compensation credits within HRM.

6. New Business:

6.1 Case 00760 Application by Kingston Investments Limited to rezone PID#00376848 from PC (Pinehill/Cobequid) Zone to ODC)

- C A memorandum dated February 23, 2005 from Andrew Bone, Planner, regarding Case 00760 was submitted.

Mr. Andrew Bone, Planner, outlined the application by Kingston Investments Limited to rezone PID#00376848 from PC (Pinehill/Cobequid) Zone to ODC (Outdoor Display Court) Zone, to permit a mixed use commercial building including an outdoor display court. In his remarks he advised that the developer would like to construct a building of 11,000 sq. ft. and wants to use a portion of the site as an Outdoor Display Court. Mr. Bone advised that the floodplain reaches 21.11 metre contour and the proposal would be above this setback line. Mr. Bone concluded by asking the question of whether the Board sees any reason, based proximity to river, etc., that Planning should not recommend the addition of an outdoor display court as a land use on this property.

A discussion ensued with Mr. Bone responding to questions. The Board was generally in agreement that it did not have any reason to oppose the rezoning, however, it did have some concerns that would be forwarded to staff and the developer.

The following concerns were noted:

- C runoff from the site into the river; have it pass through an oil/grit separator
- C ensure nothing is built in the 100 ft. setback
- C if oil heat is going to be used, appropriate environmental protection should be required.

MOVED by Dr. Thomas, seconded by Dr. Lee that Halifax Watershed Advisory Board does not oppose the rezoning of PID#00376848 from PC (Pinehill/Cobequid) Zone to ODC (Outdoor Display Court) Zone; and further, the Board will forward its concerns to HRM staff and the developer prior to the public hearing. MOTION PASSED.

Mr. Regan advised that he would prepare the Board's concerns on this application in the form of a letter.

6.2 Case 00730: Application to consider an amendment to the existing development agreement for Metric Framing, 477 Cobequid Road

- C A memorandum dated March 4, 2005 from Andrew Bone, Planner regarding Case 00730 was submitted.

Mr. Bone outlined the application by Metric Framing for an amendment of an existing development agreement to permit the expansion of the existing building with a 16,000 sq. ft. addition at 477 Cobequid Road. Mr. Bone noted that the application includes a 100 ft. setback from Sucker Brook which would be undisturbed. Mr. Bone concluded by asking the Board for its comments on any related issues with this proposal in proximity to Sucker Brook.

Mr. Bone responded to questions.

A discussion ensued and the following concerns were noted:

- C The large gravel area should remain unpaved.
- C With regard to Sucker Brook, 100 ft. setback should be required and the existing buffer of vegetation should be maintained.
- C An erosion and sedimentation plan should be required; also, include natural settling ponds.

- C A hydrology study should be done to determine flood plain and surface and ground water flow, and note how they are to be maintained.
- C Landscaping on the site.
- C Maintain a treed buffer zone between the lots for ground water recharge, natural percolation, and aesthetics.

Mr. Regan indicated that he would prepare the Board's recommendations on this item.

6.3 Case 00143: Municipal Planning Strategy Amendment and Rezoning, Williams Lake Road Lands

This item was added at the approval of the agenda.

- C A memorandum dated March 11, 2005 prepared by Paul Sampson, Planner, regarding Case 00143 was submitted.
- C A brochure entitled, Proposed Development of Ravenscraig at Fleming Park, prepared by Mr. Peter Polly, Polygon Group of Companies was circulated.

Mr. Paul Sampson, Planner, addressed the Board and noted that Chebucto Community Council has identified this application as a rather urgent matter, and he expressed his appreciation to the Board in adding this item to its agenda this evening.

Mr. Sampson introduced Mr. Louis Lemoine and Mr. Peter Polly, representatives of The Polygon Group, and Mr. Peter Bigelow, Manager, HRM Real Property Planning and advised that they would respond to any questions the Board may have. Mr. Sampson then reviewed the application by Halifax Regional Municipality and Polygon Flemming Park Inc. to redesignate and rezone portions of municipal land fronting on Williams Lake Road, Halifax, to Major Community Open Space/P (Park and Institutional) zone and Low Density Residential/R-1 (Single Family Dwelling) zone and rezone lands owned by Polygon from R-2 (Two Family Dwelling) to R-1 (Single Family Dwelling) as contained in the submitted memorandum.

In his presentation Mr. Sampson noted that, because this application involves an amendment to the Municipal Planning Strategy, it will be required to go to Regional Council.

Mr. Sampson, Mr. Lemoine, Mr. Polly, and Mr. Bigelow responded to questions from the Board.

Following a discussion, it was agreed that, while the actual rezoning does not appear to pose an immediate threat to any watercourse, the Board would like to provide suggestions with regard to the design detail of the development.

The following points were made:

- C Mr. Mandaville referred to page 4, para. 3 of the brochure Polygon submitted this evening and suggested that the developer include the statement, *To ensure water quality on and leaving the site remain equal to that of the existing water on the site, and that it is suitable for public health and aesthetic users in its agreement*
- C Mr. Bigelow noted that there will be a third settling pond on the HRM property.
- C Ms. Smith expressed concern about the potential impact to wells in the area with any blasting which may occur.

MOVED by Mr. Regan, seconded by Ms. Smith that the Halifax Watershed Advisory Board does not object to the rezoning of the Williams Lake Road lands, as outlined in the staff memorandum of March 11, 2005. Further, the Board shall be submitting suggestions for consideration by HRM staff and the developer regarding subdivision details and other offsite drainage features such as the wetlands. MOTION PASSED.

The Chair advised that she will prepare draft recommendations to bring back to the Board's next meeting.

At 8:30 p.m. the meeting recessed.

At 8:40 p..m. the meeting recovered with the same members present.

5.1 WAB Guidelines (deferred from last month)

- C A copy of the Board's *Guidelines for Protecting Our Water Resources* dated July 2004 was submitted.
- C A copy of text submitted by Ms. Ellinor Williams pertaining to a suggested revision of the Guidelines was before the Board.

The Chair advised that, at one time, a copy of the Board's Guidelines would be circulated with the Board's recommendations to the developer. She indicated that she did not think this was happening anymore and suggested that the Board review and update its Guidelines and, in future, staff can ensure copies are sent out along with the recommendations.

A discussion ensued and **it was agreed** that Mr. Darrill Hynick would provide revisions the section on groundwater; Ms. Ellinor Williams will provide revisions pertaining to landscaping and lot maintenance; Ms. Christine Smith would provide revisions to the Glossary of Terms; and Mr. Richard Harvey would revise the HRM listed phone numbers (and include the 490-4000 info line number).

The Chair asked that anyone with revisions to the Guidelines, submit them to the Legislative Assistant in time for circulation with the next agenda packages.

7. Date of Next Meeting

The next scheduled meeting is April 20, 2005.

8. Adjournment

The meeting adjourned at 8:55 p.m.

Sheilagh Edmonds
Legislative Assistant