

HALIFAX WATERSHED ADVISORY BOARD  
MINUTES  
May 21, 2008

PRESENT:

Dr. Wayne Stobo  
Ms. Ellinor Williams  
Mr. Derrill Hynick  
Mr. Ross Evans  
Mr. Scott Harron

REGRETS:

Mr. Walter Regan  
Mr. Nathaniel Smith  
David Ripley  
Councillor Mary Wile

STAFF:

Mr. Brian White, Planner  
Ms. Barbara Coleman, Legislative Assistant

---

TABLE OF CONTENTS

1.	CALL TO ORDER .....	3
2.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS .....	3
3.	APPROVAL OF THE MINUTES - None .....	3
4.	BUSINESS ARISING OUT OF THE MINUTES .....	3
5.	DEFERRED AND STATUS SHEET ITEMS	
5.1	Website .....	4
6.	NEW BUSINESS	
1.	Case 01147- Twin Brooks	
2.	Case 00898: Development Agreement Application for Phases 5 - 10 of Lost Creek Village, Beaver Bank	
3.	Access Rd - Little Sackville River	
.....	.....	5
7.	ADDED ITEMS	
8.	DATE OF NEXT MEETING .....	6
9.	ADJOURNMENT .....	6

**1. CALL TO ORDER**

**2. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

New Business will be completed after the approval of the minutes.

**3. APPROVAL OF MINUTES**

Deferred

**4. BUSINESS ARISING OUT OF THE MINUTES**

**4.1 HRM Initiated Amendments to all land Use By-law regarding Temporary Construction Activities.**

Reports have been distributed from previous meetings.

David Lane, Senior planner gave a presentation on the above noted material noting the following:

- clarification of the language in all the LUB's
- 18 LUB's affected
- make all by-laws consistent
- in consultation with Department of Environment
- moving ahead very aggressively
- staff would like to take to Council July 8, 2008
- staff will take away any verbal comments that the Board would like to make tonight
- staff has no plans to take anything away from HWAB's mandate
- bylaws need to be tightened up, i.e., rock crushers should only be on site for as long as they are needed.
- provincial and federal governments also have their own legislation for these matters and staff want to ensure that HRM LUB's work with what other levels of government are doing.
- NS Department of Environment deals with quarries and water quality issues
- Department of Environment should ensure that a temporary pit is restored upon completion
- aware of the different stakeholders' point of views and are taking them into consideration when amending the LUB's

- public hearings will be held

Questions and concerns were answered by Mr. Lane noting the followed:

- Standard practices must be followed
- We will be working in concert with the Department to make our LUB amendments consistent and such that there are no loopholes that someone may be able to do something that would be detrimental to the environment.

The recommendations were discussed and changes were made. If these recommendations were outside the jurisdiction of HRM, Dr. Stobo asked staff to speak up. Changes were noted and corrections would be noted in the report by Dr. Stobo. These recommendations will be set out in an Attachment "A".

#### **4.2 Case 01099 - Amendment to Development Agreement - Lost Creek**

Ms. Williams to make changes to this report and send to the Legislative Assistant.

#### **4.3 Case 01117 - Application by Annapolis Group to Rezone PID40806861**

Dr. Stobo to make changes to this report and send to the Legislative Assistant.

### **5. DEFERRED AND STATUS SHEET ITEMS**

#### **5.1 Website**

Ms. Williams asked members to review the list of recommendations that the Board has made since 2006 and see if there are any errors or admissions. These will be discussed at the next meeting.

When doing research on the Web, Ms. Williams discovered a water testing site for HRM. She will send link to the Legislative Assistant to forward on to members.

### **6. NEW BUSINESS**

#### **6.1 Case 01147- Twin Brooks**

A staff report dated May 6, 2008 was before the Halifax Watershed Advisory Board.

A presentation was given by Leticia Smillie, Planner 1, Community Development with the following notations:

- all aspects of this project meet the requirements of the Department of Environment
- full service subdivision
- all storm water would be directed to the storm water catchment area
- the buffer zone would remain undisturbed

Questions that were raised by the Board were answered by staff members.

The question of whether this property will be dealt with a Development Agreement or can be rezoned still be answered. This will be put on the agenda for next month's review.

## **6.2 Case 00898: Development Agreement Application for Phases 5 - 10 of Lost Creek Village, Beaver Bank**

A staff report dated May 2, 2008 was before the Board.

Mr. Joseph Driscoll presented the case to the Board noting the following:

- the small body of water (Nelson Pond) that is located on the land would need buffer zone requirements
- the walking trail would not be paved
- limitations would be placed on the trails so as not to allow motorized vehicles
- sent to necessary regulators for approval.
- Parkland will be owned by HRM.
- fear that people would create unauthorized paths and trails that would cross the buffer zone to get from one area to another if bridges are not put in place for this purpose
- would like to retain as many of the trees as possible, the number of trees that would be removed would depend upon the requirements of the septic tank.
- lots adjacent to Nelson Pond for septic tanks would need the necessary 30 metre setback.
- Developer will own the Conservation area.
- Storm water will be drained into the water courses; there will not be any serious piping of storm water.

The planner will obtain the size of the trail for the Board's information. The Board would like to see the septic tanks as far away as possible from the Nelson Pond.

The biggest concern of the Board is the impact on Nelson Pond.

This report is to be reviewed at the next meeting.

**7. CORRESPONDENCE**

**8. REPORTS**

**9. ADDED ITEMS**

9.1 Report format

It was decided that when there are multiple recommendations that they would go in as an Attachment to the report.

**10. DATE OF NEXT MEETING**

The next meeting was scheduled for June 18, 2008.

**11. ADJOURNMENT**

The meeting was adjourned at 9:13 p.m.

Barbara Coleman  
Legislative Assistant