

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

September 15, 2010

PRESENT: Ms. Ellinor Williams, Chair
Mr. Walter Regan, Vice-Chair
Mr. Scott Herron
Mr. Derrill Hynick
Mr. David Ripley
Mr. Barry Thomas
Mr. Ross Evans
Ms. Anna McCarron
Councillor Peter Lund
Councillor David Hendsbee

REGRETS: None

STAFF: Mr. Darrell Joudrey, Planner
Mr. Richard Harvey, Senior Planner
Ms. Julie Vandervoort, Legislative Support

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF THE MINUTES	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	4
4.	ITEMS TO BE ADDED TO NEXT AGENDA	4
5.	BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET ITEMS:	5
	5.1 HWAB’s Recommendations: Case 15853 Development Agreement for 1727 Sackville Drive, Sackville:	5
6.	DEFERRED BUSINESS: NONE:.....	5
7.	NEW BUSINESS:	5
	7.1 Case 16235: Development Agreement for Lobster World, 10320 Highway 7, Jeddore	5
	7.2 Tangier Gold Mine	6
8.	CORRESPONDENCE: NONE	6
9.	ADDED ITEMS:	6
10.	DATE OF NEXT MEETING:	6
11.	ADJOURNMENT	6

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 MINUTES**

The Chair suggested that a motion, passed at the June 16, 2010 HWAB meeting be reworded to better reflect the intent of the Board. The original motion read as follows:

MOVED by Mr. Thomas, seconded by Mr. Regan, that HWAB requests that planning reports to Regional Council on matters before HWAB be included in the regular monthly agenda packages sent to HWAB members. MOTION PUT AND PASSED.

The suggested change reads as follows:

MOVED by Mr. Thomas, seconded by Mr. Regan, that HWAB requests that planning reports to Council on matters that have been before HWAB be included in the regular monthly agenda packages sent to HWAB members.

The Board then discussed the recommendations passed at the June 16, 2010 HWAB meeting regarding Case 15853: Development Agreement for 1727 Sackville Drive, Sackville. Mr. Richard Harvey, Senior Planner and Ms. Vandervoort, Legislative Support, provided information on the process of changing recommendations that have been approved on a motion. The Board agreed unanimously to rescind and replace the recommendations.

MOVED by Mr. Thomas, seconded by Mr. Regan that HWAB rescind the following recommendations:

1. **The Applicant install an oil/grit separator to keep contaminants out of the ditch water which eventually flows to Sackville River.**
2. **The 20-meter buffer zone on each side of the brook be deeded to HRM as parkland.**
3. **The septic system be pumped out at least every three years depending on land use, particularly if a take-out restaurant is established.**
4. **Due consideration be given to the possible presence of acid slate.**
5. **In view of the increase in the amount of impermeable surface, a storm water management plan be put in place.**
6. **In view of the limited area for a septic field, consideration be given to connecting the sewer line to the municipal system.**

MOTION PUT AND PASSED.

MOVED by Mr. Regan, seconded by Mr. Harron, that HWAB recommend that:

- 1. In view of the increase in the amount of impermeable surface on this site, the Storm Water Management Plan include the provision of an oil/grit separator to keep contaminants out of the nearby ditch which flows into an un-named brook and eventually into the Sackville River.**
- 2. Because of the limited space available on this site, the sewage disposal system be selected, inspected and certified by a Professional Engineer.**
- 3. The septic system be pumped out at least every three years, particularly if a take-out restaurant is contemplated. A copy of the clean-out documents be sent to HRM and the HWAB for review.**
- 4. Consideration be given to connecting a sewer line to the municipal system, should the opportunity arise.**
- 5. The 20 metre buffer zone on each side of the brook be deeded to HRM as an adjunct to the HRM-owned parkland immediately adjacent to the site.**
- 6. Consideration be given to the possible presence of acid slate in the area. If this is encountered, the standard precautions should be applied.**

MOTION PUT AND PASSED.

MOVED by Mr. Ripley, seconded by Ms. McCarron, that the minutes of June 16, 2010, as amended, be approved. MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

There were no additions or deletions to the agenda, and the agenda was accepted as presented.

4. ITEMS TO BE ADDED TO NEXT AGENDA

Councillor Lund requested that a possible change to the HWAB meeting time be an item on the next agenda.

5. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET ITEMS:

5.1 HWAB'S Recommendations: Case 15853 Development Agreement for 1727

Sackville Drive, Sackville

This item was dealt with under section 2, Approval of the Minutes, above.

6. DEFERRED ITEMS: None

7. NEW BUSINESS:

7.1 Case 16235: Development Agreement for Lobster World, 10320 Highway 7, Jeddore

A memorandum dated August 6, 2010 prepared by Mr. Mitch Dickey, Planner, was circulated.

A document titled "Oyster Pond Lobster Pound Application History and Application Reviews by HWAB: February and March, 2001 and February 2002" prepared by Ms. McCarron, was circulated as an information item.

Mr. Darrell Joudrey, Planner, gave a presentation on the Agreement and provided images of the site and updated site plans. The Board entered into a discussion with Mr. Joudrey responding to questions. Mr. Webber, present on behalf of Lobster World, also responded to questions. Members requested a number of clarifications regarding effluent, drainage, heating oil, and landscaping. The Board concluded the discussion and agreed to put forward recommendations in regard to this proposal:

MOVED by Mr. Regan, seconded by Councillor Hendsbee, that HWAB recommend that:

- 1. The effluent dispersal pipe into the harbour meets or exceeds all federal regulations.**
- 2. The drains from the freezer and maintenance buildings be directed to a separate holding/settling tank. This should be designed by a professional engineer and the discharge should meet any applicable federal/provincial guidelines.**
- 3. The salt water holding/settling tank be fitted with an oil sensor alarm.**
- 4. The new septic tank and field be placed as far from the water as possible.**
- 5. In view of the proximity of the harbour, the Board recommends that all existing and new oil tanks be double walled and dyked in case there is a leak.**
- 6. The landscaping in the form of grass cover or shrubbery be installed as soon after construction as possible, especially between the buildings and high water mark.**

MOTION PUT AND PASSED.

At 8:05 p.m. Councillor Hendsbee retired from the meeting, stating he had another meeting to attend.

7.2 Tangier Gold Mine 7.2 Tangier Gold Mine

A draft submission prepared by Mr. Thomas titled "Condition Approval of Environmental Assessment of Tangier Gold Mine" was circulated.

The Board extensively discussed the draft submission and the possible role of HWAB in this issue. Several members emphasized their concern and expressed thanks to Mr. Thomas for his draft report. Members decided to obtain further information before taking action.

MOVED by Mr. Ripley, seconded by Mr. Harron, that the draft report titled "Conditional Approval of Environmental Assessment of Tangier Gold Mine" be sent to Halifax Regional Municipality Legal Department for review for personal and other liability before forwarding the report to Regional Council.

MOTION PUT AND PASSED.8. CORRESPONDENCE:

CORRESPONDENCE: None

9. ADDED ITEMS: None

10. DATE OF NEXT MEETING: October 20, 2010

11. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Julie Vandervoort
Legislative Support