

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

January 19, 2011

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

REGRETS: Mr. Scott Harron
Mr. Derrill Hynick

STAFF: Ms. Mackenzie Stonehocker , Planner
Mr. Richard Harvey, Senior Planner
Mr. Miles Agar, Planner
Ms. Julie Vandervoort, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 6:33 p.m. in Halifax Hall, City Hall.

2. APPROVAL OF THE MINUTES

MOVED by Mr. Regan, seconded by Mr. Evans that the minutes of November 17, 2010 be approved. MOTION PUT AND PASSED.

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

Councillor Hendsbee conveyed a request from Councillor Lund that item 7.2 be dealt with last as he was unable to attend the first part of the meeting.

MOVED by Mr. Regan, seconded by Mr. Thomas that the agenda, as amended, be accepted. MOTION PUT AND PASSED.

4. ITEMS TO BE ADDED TO NEXT AGENDA: NONE

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

5.1 Case 16217: Application by Marterra Inc. for a heritage development agreement to permit 1 two-unit dwelling and 12 single-unit dwellings at 10 Kirk Road, Halifax, a Municipally Registered Heritage Property (HWAB Report)

A copy of the Board's report to Chebucto Community Council, dated January 6, 2011, was submitted. The Chair requested that two typographical errors be corrected.

6. DEFERRED ITEMS: NONE

7. NEW BUSINESS:

7.1 Information Memorandum RE: Case 01251 – Amendments to Halifax MPS – Western Shore Bedford Basin

A Memorandum dated October 7, 2010 was submitted from Patricia Hughes, Planner.

Mr. Regan expressed concern that this item had not come before HWAB at an earlier date. Councillor Hendsbee informed the Board that this matter was before Regional Council on January 11, 2011 and the proposal has been approved.

7.3 Case 16559: Application by Sunrose Land Use Consulting for the lands of Three Brooks Development Corporation Limited for a development agreement for a Classic Open Space Design development consisting of 25 residential units of Granite Cove Drive, Hubley

A Memorandum dated January 6, 2011 was submitted from Mackenzie Stonehocker, Planner.

Ms. Stonehocker provided the staff presentation, outlining the storm water management plan, the required buffer zones when wetlands are contiguous with the watercourse, and the options for how the open space concept of the project may be used. She introduced Mr. Steve Williams, representing MacWilliams Engineering, and Mr. Paul Sinclair, representing Septics R Us, to the Board.

The Board entered into a discussion on the application and Ms. Stonehocker, Mr. Williams and Mr. Sinclair responded to questions, clarifying the following points:

- the location of the septic plants
- water testing on the wells and a hydrogeological survey
- potential contamination from a nearby junkyard
- the Nova Scotia Department of Environment wetlands regulations
- private roads and right of way requirements
- the application of LEED standards and water consumption
- covenants and motorboats

The Board agreed on draft wording of several recommendations and that the Chair would finalize the wording, circulate the recommendations to members for comment, and forward the final recommendations to the Legislative Assistant's office.

The Board requested that when the staff report on this application goes to Community Council, HWAB members receive a copy of the report at that time. Several Board members expressed their appreciation to the applicants for the quality of the application and the level of detail provided.

Councillor Lund entered the meeting at 7:40 p.m.

7.2 Case 16095: Application by Village Station Townhomes Limited to Consider the Development of 10 Residential Townhouse Units in Two Separate Buildings at 26 French Village Station Road, Upper Tantallon by Development Agreement

A Memorandum dated January 5, 2011 was submitted by Miles Agar, Planner.

Mr. Agar provided the staff presentation and outlined the site features, the land contours and the storm water management plan. Mr. Agar introduced Ms. Jacqueline Farrow and Mr. Tim Veinot, P.Eng., appearing on behalf of the applicant.

The Board entered into a discussion on the application and Mr. Agar, Ms. Farrow and Mr. Veinot responded to questions, clarifying the following points:

- the 1:25 and 1:100 floodplain
- the extent of the grading
- possible oil leakage from vehicles
- the location and number of wells
- landscaping, the use of sod and the use of native plants and trees
- the percentage of the site left in its natural state
- the flow of the ditch and the possibility of discharge into the brook
- the home heating system
- the Condo Corporation's by-laws

Councillor Hendsbee retired from the meeting at 8:30 p.m.

The Board followed the same process for the recommendations, agreeing on draft wording with the Chair circulating the draft to members and then providing final recommendations.

The Board reiterated its request to staff that when the report on this application is ready for Community Council, HWAB members receive a copy of the report at that time. The Board thanked these applicants as well for the quality of the presentation and the detailed information provided.

8. CORRESPONDENCE: NONE

9. ADDED ITEMS: NONE

10. DATE OF NEXT MEETING: February 16, 2011

The Board agreed that, due to Halifax Hall being unavailable in February, a decision on deferring the next meeting to March or finding an alternate site would be decided at a later date.

11. ADJOURNMENT

The meeting adjourned at 9:14 p.m.

Julie Vandervoort
Legislative Support