

HALIFAX WATERSHED ADVISORY BOARD  
MINUTES

March 16, 2011

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

REGRETS: Mr. Derrill Hynick

STAFF: Mr. Richard Harvey, Senior Planner, Community Development  
Ms. Rosemary MacNeil, Development Officer - Subdivision and  
Land Use, Community Development  
Ms. Jillian MacLellan, Planner, Community Development  
Ms. Julie Vandervoort, Legislative Support  
Ms. Krista Tidgwell, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 6:31 p.m. in Halifax Hall, City Hall.

**2. APPROVAL OF THE MINUTES**

The Board reviewed the minutes, noting that Mr. Thomas was present at the January 19, 2011 meeting.

**MOVED by Mr. Regan, seconded by Ms. McCarron, that the minutes of January 19, 2011, as amended, be approved. MOTION PUT AND PASSED.**

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

The Chair requested two information items be added to the agenda: the correspondence dated February 1, 2011 from Minister Sterling Belliveau; and the "Water for Life: Nova Scotia's Water Resource Strategy" document from the Nova Scotia Department of the Environment.

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

**4. ITEMS TO BE ADDED TO NEXT AGENDA**

HWAB requested that a presentation on LEED standards be provided to the Board as several members are unable to attend an upcoming public presentation scheduled to take place at the Art Gallery of Nova Scotia.

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

**5.1 Case 16559: Development Agreement, Granite Cove Drive, Hublely (HWAB Report)**

A draft report prepared by the Halifax Watershed Advisory Board to the Western Region Community Council, dated January 27, 2011 was before the Board for review.

The Board reviewed the January 27<sup>th</sup> report.

**MOVED by Mr. Regan, seconded by Councillor Hendsbee, that the Halifax Watershed Advisory Board with regard to Case 16559 recommend to Western Region Community Council that:**

- 1. Every effort be made to ensure that there is no infiltration of septic discharges into the wells.**
- 2. The condo corporation be required to have the drinking water tested every six months for coliform and e-coli.**
- 3. The condo corporation be required to prepare a waste water management plan to include a provision that septic tanks are pumped out on a regular**

- basis with copies of reports sent to the HWAB.**
- 4. Water meters be placed on individual houses for monitoring purposes.**
  - 5. If a storm water management system using end pipe devices is installed, storm water quality should be monitored and copies of reports sent to the HWAB.**
  - 6. A lake water monitoring program be set up to ensure that there are no negative impacts on the lake from this development. Water should be tested every three months for one year before and five years after development, for:**
    - coliforms**
    - suspended solids**
    - phosphorous (to the microgram level)**
    - dissolved oxygen**
    - pH**
  - 7. All storm water run-off be directed away from the lake.**
  - 8. If possible, any increase in storm water run-off be retained on-site, especially at times of peak flow.**
  - 9. Every effort be made to ensure that there is no negative effect on the amount of water feeding into the wetlands.**
  - 10. Some method of oil removal be incorporated into the storm water management system.**
  - 11. Any oil tanks be double-walled.**
  - 12. The Development Agreement encourage building to LEED standards in order to reduce the amount of water consumption.**
  - 13. Consideration be given to the provision of a dry hydrant on site.**

**MOTION PUT AND PASSED.**

**5.2 Case 16095: Development Agreement, 26 French Village Station Road, Upper Tantallon**

A draft report prepared by the Halifax Watershed Advisory Board to the Western Region Community Council, dated January 27, 2011 was before the Board for review.

The Board reviewed the January 27<sup>th</sup> report.

Ms. McCarron noted a typographical error in recommendation 3 and further suggested the words “in order to reduce the amount of water consumption” be added to recommendation 6, to which the Board agreed.

**MOVED by Mr. Thomas seconded by Mr. Regan that the Halifax Watershed Advisory Board with regard to Case 16095 recommend to the Western Region Community Council that:**

- 1. The septic tank be pumped out on a regular basis – at least every three years.**
- 2. Plantings be done with native species.**
- 3. During construction:**
  - when any work is being done on the ditch in front of the buildings, run-off**

- be filtered before it is allowed to leave the site**
  - the sedimentation structures be monitored on a regular basis and copies of reports forwarded to the HWAB**
- 4. If possible, the projected 2% increase in run-off be reduced to 0%.**
- 5. The Ward Brook on site be electro-fished to determine the presence of any fish species and the water quality tested for:**
  - coliforms**
  - suspended solids**
  - phosphorous (to the microgram level)**
  - dissolved oxygen**
  - pH****Copies of test results to be forwarded to the HWAB.**
- 6. Buildings be constructed to LEED standards if possible, in order to reduce the amount of water consumption.**
- 7. When convenient and possible, the 1/100 year floodplain mapping be completed for this site.**

**MOTION PUT AND PASSED.**

**6. DEFERRED ITEMS: NONE**

**7. NEW BUSINESS:**

**7.1 Case 01312: Brunello Estates Subdivision – Water Quality Monitoring Plan**

Mr. Andrew Giles, P.Eng., representing Brunello Estates, delivered a presentation to the Board and circulated a conceptual development plan map. Two documents prepared on behalf of the applicant were also provided: “Brunello Estates Water Quality Monitoring Plan” dated February 8, 2011, and “Report: Brunello Estates – Stream Assessment” dated June 2009. Mr. Giles gave a brief history of the existing development agreement, referring to a wetlands study carried out in 2009 and stating that this development was a fifteen-year project.

Mr. Matt Steeves, Environmental Scientist, Stantec Consulting Limited and representative of the applicant, delivered a presentation on the water quality monitoring plan.

Mr. Giles and Mr. Steeves responded to questions from the Board, clarifying the following points:

- the upgrade of the treatment plant
- run-off and discharge from parking areas
- the pond lining and stormwater management ponds
- the potential impact of flooding on wildlife
- monitoring locations, including post-construction monitoring
- reporting protocols and monitoring schedules
- monitoring for high-flow and average-flow storm events
- baseline chemical analysis

Mr. Harvey clarified for the Board that this project had gone through a development

agreement process and the question for HWAB was whether it accepts this water monitoring plan. The Board entered into a discussion and agreed to accept the plan with two provisos.

**MOVED by Mr. Thomas, seconded by Mr. Ripley, that the Brunello Estates Subdivision Water Quality Monitoring Plan be accepted by the Halifax Watershed Advisory Board provided that:**

- 1. Baseline testing be undertaken prior to construction, and**
- 2. Copies of the baseline testing and the monitoring reports be sent to HRM staff and forwarded to HWAB members.**

**MOTION PUT AND PASSED.**

## **7.2 Case 16652: Development Agreement – 130 Dreamcatcher Lane, Hubley**

A Memorandum prepared by Ms. Jillian MacLellan, Planner, Community Development, dated March 16, 2011 was before the Board for review.

Ms. MacLellan provided the staff presentation on the proposed site plan, outlining the stormwater management plan, ditching, erosion and sediment control, grading and the current groundwater assessment process.

The Board entered into a discussion on the application. Ms. MacLellan responded to questions. Mr. Steve Williams, P.Eng. and Mr. Bruce Strum, representing the applicant, also provided clarification of the following points:

- testing parameters for drinking water
- waterflow rate
- extent of monitoring after completion of construction
- a groundwater quantity study
- road construction standards, road layout and wetland protection
- extent of exposed bedrock, blasting and wellhead protection
- the soil levels required to build
- peat maintenance and replacement plan
- auxiliary units, housing density and potential covenants

Mr. Regan requested a copy of the 2009 Strum Report, which staff will provide.

The Board thanked staff and applicants for the quality of the documentation provided. They commended the builder for considering alternatives to standard basements such as “pony walls” and on-slab construction on sites where the bedrock is close to the surface. They further encouraged the applicant to consider an alternative road standard to the one in the Red Book to reduce the amount of paved surfaces.

**MOVED by Mr. Regan, seconded by Ms. McCarron, that the Halifax Watershed Advisory Board with regard to Case 16652 recommend to Western Region Community Council that:**

- 1. Consideration be given to the acquisition of Lots 26 and 28 in order to protect the adjacent wetlands and the well-head.**

2. **Where soil density and lot size permit, consideration be given to the development of accessory units.**
3. **The use of pony wall and/or on-slab construction be encouraged where the bedrock is close to the surface.**
4. **Fish monitoring and pre- and post-construction water quality monitoring be undertaken.**
5. **A bridge or open-box culvert be installed where the main road crosses the brook.**
6. **Septic tanks be pumped out on a regular basis.**
7. **The rainwater and stormwater collection and control measures identified in the Stormwater Management Plan be incorporated into the Development Agreement requirements.**
8. **The Development Agreement encourage building to LEED standards in order to reduce the amount of water consumption.**

**MOTION PUT AND PASSED.**

8. **CORRESPONDENCE: None**

9. **ADDED ITEMS**

9.1 **Correspondence from Minister Sterling Belliveau**

The Chair mentioned correspondence relating to the Blueberry Hill Mine received by Mayor Kelly from Minister Sterling Belliveau, dated February 1, 2011. A copy was provided to Board members as an information item. Mr. Regan thanked Mr. Thomas for his excellent report on this issue.

9.2 **“Water for Life” Document from the Nova Scotia Department of the Environment**

The Chair informed members that she and Mr. Regan had been sent a document titled “Water for Life: Nova Scotia’s Water Resource Management Strategy”. She canvassed the Board and several members indicated their interest in this document. The Chair stated she would request additional copies be sent to Ms. Tidgwell for distribution to members.

10. **DATE OF NEXT MEETING: April 20, 2011**

11. **ADJOURNMENT**

The meeting adjourned at 9:20 p.m.

Julie Vandervoort  
Legislative Support