

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

June 15, 2011

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

REGRETS: Ms. Ellinor Williams, Chair
Mr. Derrill Hynick
Councillor David Hendsbee

STAFF: Mr. Richard Harvey, Senior Planner
Mr. Tyson Simms , Planner
Mr. Paul Sampson, Planner
Ms. Julie Vandervoort, Legislative Support

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1. CALL TO ORDER

The Vice-Chair called the meeting to order at 6:38 p.m. in the Media Room, City Hall.

2. APPROVAL OF THE MINUTES

MOVED by Mr. David Ripley, seconded by Mr. Barry Thomas that the minutes of May 18, 2011 be approved, as presented. MOTION PUT AND PASSED.

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

Councillor Lund requested that Information Item 4 - Halifax Water - Integrated Resource Plan Terms of Reference be added to the agenda.

MOVED by Mr. Ross Evans, seconded by Councillor Peter Lund that the Order of Business, be approved, as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Case 16770: Development Agreement, St. Margaret's Square, Hwy.#3, Upper Tantallon

A staff memorandum dated May 5, 2011 was before the Board.

Mr. Paul Sampson, Planner, Community Development, provided a brief presentation on the Development Agreement, circulating photographs and plans of the site and outlining the existing facilities and the proposed additions.

The Board entered into discussion, with representatives of the applicant and staff providing clarification on the following points:

- the extent of the current pavement and landscaping
- the decision-making process for any additional wells
- monitoring of the East River above and below the site
- sedimentation control
- location of the septic field off the right-of-way
- groundwater recharge
- the use of a retention pond
- the section of the lot that will remain undeveloped/conserved

MOVED by Mr. David Ripley, seconded by Ms. Anna McCarron that the Halifax Watershed Advisory Board recommend to Western Region Community Council that:

- 1. Oil-grit separators be installed in stormwater drains.**
- 2. Water conservation measures similar to LEED standards be established such as green roofs, pervious surface areas, and low-flow toilets.**

3. **Buildings on their own specific fields be switched over to the permanent Sewage Plant.**
4. **A sedimentation and erosion control plan be put in place.**
5. **Water quality testing and monitoring of the East River be undertaken, pre- and post-construction, at these locations: above the site, at the two outfalls, and below the site.**
6. **A hydrogeological study be undertaken with regards to any new wells.**
7. **Tree planting be part of the landscaping plan.**
8. **Sand be used, not salt, in snow and ice removal.**

MOTION PUT AND PASSED.

5. DEFERRED ITEMS – NONE

6. NEW BUSINESS

6.1 Case 15969: Development Agreement for an Open Space Subdivision at 156 Windgate Drive, Windsor Junction

A staff memorandum dated June 6, 2011 was before the Board.

Mr. Tyson Simms, Planner, Community Development, delivered a presentation, providing several additional photographs and site plans of the steep grades, set-back, proposed stormwater trenching and open space design.

In response to questions from the Board, the applicant and Mr. Simms provided clarification on the following points:

- the sandy/silt soil composition
- the proposed source of heating for the condos
- drainage and infiltration through the trenches
- monitoring of household water use
- whether horses will remain on the site and how this will be managed
- bonding and securities
- the role of the Condominium Corporation

Board members commended the applicant on several aspects of the proposed design and concluded its discussion.

MOVED by Mr. Ross Evans, seconded by Councillor Peter Lund that the Halifax Watershed Advisory Board recommend to Marine Drive, Valley and Canal Community Council that:

1. **The condominium design should consider capturing LEED credits for reduction of water consumption.**
2. **Soil testing be done for contamination at the barn/manure pile site and at sites proposed for the infiltration ditches.**
3. **Baseline testing of the water be conducted at designated locations in Second Lake.**
4. **HRM staff review the Condominium Corporation's by-laws for compliance with water protection.**
5. **A non-disturbance area be included in the Development Agreement.**
6. **A sedimentation and erosion plan be established.**
7. **A minimum mandatory bonding of \$10,000 per acre be required.**
8. **Oil not be used for home heating (impact on lake if oil spill).**
9. **Testing be conducted to rule out the presence of acidic slate.**
10. **The common area next to the lake be landscaped and reforestation efforts continued.**

MOTION PUT AND PASSED.

6.2. Discussion re: Protecting Our Lakes

The Board agreed to defer this matter to the next meeting date.

7. CORRESPONDENCE – NONE

8. PRESENTATIONS – NONE

9. ADDED ITEMS

9.1 Information Item 4 – Halifax Water – Integrated Resource Plan Terms of Reference

Councillor Lund advised the Board that he is meeting with representatives of the Halifax Water Commission on Wednesday, June 22, 2011. He asked the Board to review the Halifax Water's Integrated Resource Plan Terms of Reference and send him any questions prior to the June 22nd meeting. He stated that he would report back to the Board at the next meeting and requested that this matter be added to July's agenda, to which the Board agreed.

10. DATE OF NEXT MEETING – July 20, 2011

11. ADJOURNMENT

The meeting adjourned at 9:15 p.m.

Julie Vandervoort
Legislative Support

INFORMATION ITEMS

1. Information Report from the Environment and Sustainability Standing Committee dated May 18, 2011 re: Water Quality Monitoring - Lake List Amendments
2. Information Report from the Environment and Sustainability Standing Committee dated May 18, 2011 re: Update on Lakes Banook & MicMac
3. Halifax Watershed Advisory Board Procedures (*Final Version*)
4. Halifax Water - Integrated Resource Plan Terms of Reference