

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

May 16, 2012

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

REGRETS: Mr. Derrill Hynick

STAFF: Ms. Jillian MacLellan, Planner, Community & Recreation
Services
Mr. Tyson Simms, Planner, Community & Recreation Services
Mr. Cameron Deacoff, Environmental Performance Officer,
Energy and Environment
Ms. Jane Crosby, Legislative Support
Ms. Krista Vining, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES – January 18, 2012.....	3
3.	ITEMS TO BE ADDED TO THE NEXT AGENDA -- NONE	3
4.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	3
5.	BUSINESS ARISING OUT OF THE MINUTES - NONE	4
6.	DEFERRED BUSINESS – NONE	4
7.	NEW BUSINESS	4
7.1	Case 17585: Application by Sunrose Land Use Consulting for the lands of Foxwood Developments Inc. for a development agreement for Hubley Village, an Open Space Design development at 130 Dreamcatcher Lane, Hubley (Old Case 16652)	4
7.2	Case 17361: Application by Lalainya Biasotti to discharge the existing development agreement for Atlantic Playland at 1200 Lucasville Road, Hammonds Plains, and enter into a new development agreement to consider commercial recreation uses	5
7.3	Request for Report re: Issue at Jack Ladder Drive, Sackville	6
7.4	Request for Report re: Possible infilling of a wetland on Hammonds Plains Road	6
7.5	Request for Report re: Possible fuel spill at a crash site near the airport.....	6
7.6	Halifax Water Integrated Resource Plan (IRP) Technical Conference #4 Update	6
8.	CORRESPONDENCE - NONE	6
9.	ADDED ITEMS	6
9.1	Discussion: Cancellation of HRM Lakes Water Quality Sampling Program	6
9.2	Information Item # 4 – Information report dated April 10, 2012 entitled: Community Priorities for Green Infrastructure	7
10.	DATE OF NEXT MEETING – June 20, 2012.....	7
11.	ADJOURNMENT	7

1. CALL TO ORDER

The meeting was called to order at 6:29 p.m. in Halifax Hall, City Hall.

2. APPROVAL OF MINUTES – January 18, 2012

MOVED by Mr. Regan, seconded by Councillor Lund that the minutes of January 18, 2012 be approved, as presented. MOTION PUT AND PASSED.

The Chair welcomed Legislative Support person Ms. Jane Crosby, Krista Vining, Legislative Assistant, HRM Planners Ms. Jillian MacLellan and Mr. Tyson Simms, as well as Steve Williams, of Mac Williams Engineering Limited, present on behalf of the applicant for Case #17585.

It was noted that this would be Mr. Scott Harron's last meeting as he was resigning from the Halifax Watershed Advisory Board.

3. ITEMS TO BE ADDED TO THE NEXT AGENDA -- NONE

Mr. Regan requested to add Information Item # 4 from the May 15, 2012 Halifax Regional Council meeting - Information Report entitled: North West Arm Riparian Buffer (Watercourse Protection), to discuss the lack of a 20 meter setback bylaw for Halifax Harbor.

The Chair requested to add a status report update from staff on the Integrated Lot Grading By-law.

The Board agreed to add these items to their next meeting agenda.

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

Additions:

- 9.1 Discussion re: Cancellation of HRM Lakes Water Quality Sampling Program
- 9.2 Information Item # 4 - Information Report dated April 10, 2012 entitled: Community Priorities for Green Infrastructure

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

5. BUSINESS ARISING OUT OF THE MINUTES – NONE

6. DEFERRED BUSINESS – NONE

7. NEW BUSINESS

7.1 Case 17585: Application by Sunrose Land Use Consulting for the lands of Foxwood Developments Inc. for a development agreement for Hubley Village, an Open Space Design development at 130 Dreamcatcher Lane, Hubley (Old Case 16652)

A staff memorandum dated May 4, 2012 was before the Board.

Ms. Jillian MacLellan, Planner, Community and Recreation Services delivered a presentation on Case 17585 to the Board. It was noted that this application was originally brought to the Board on March 16, 2011 as a Hybrid Open Space Design Development but since that time the applicant has proposed an alternative design for the property. Ms. MacLellan reviewed the site features of the proposed development outlining that there would be no subdivision with this type of development and only one developer.

Ms. MacLellan and Mr. Steve Williams of Mac Williams Engineering Limited and representative of the applicant, provided clarification on the following:

- proposed style of septic systems
- the potential concern of blasting and siltation
- the direction of stormwater runoff
- the size, locations and capacity of the retention ponds, as well as detail with regards to pipe sizing
- ditching requirements for a private road to ensure proper drainage

During the discussion the Board advised they were pleased to see the proposed use of cisterns and other water retention measures for this site.

MOVED by Mr. Walter Regan, seconded by Mr. Ross Evans that the Halifax Watershed Advisory Board recommend to Western Region Community Council that:

- 1. The construction of the private road incorporate storm water management measures as outlined in the Stormwater Management Plan, including erosion and sedimentation controls. In addition, all ditches be grasslined;**
- 2. Stormwater retention ponds be utilized as wet retention ponds and improved as wildlife habitat areas;**
- 3. The southern retention pond be moved outside the wetland buffer zone;**
- 4. Blasting be avoided in view of concerns about silt and groundwater well which supplies twelve (12) houses.**
- 5. Individual water meters be installed at every residence;**

6. **Septic tanks be pumped out every two (2) years; and**
7. **If paved surfaces are installed, the stormwater be collected and processed through oil/grit separators before being released to settling ponds.**

MOTION PUT AND PASSED.

- 7.2 Case 17361: Application by Lalainya Biasotti to discharge the existing development agreement for Atlantic Playland at 1200 Lucasville Road, Hammonds Plains, and enter into a new development agreement to consider commercial recreation uses**

A staff memorandum dated May 16, 2012 was before the Board.

Mr. Tyson Simms, Planner, Community and Recreation Services, delivered a presentation on Case 17361 to the Board. It was noted that the existing 1990 agreement is considered to be outdated and the applicant is seeking to discharge this agreement and create a master plan for the property under a new development agreement.

Mr. Simms identified an error in the report that indicates there is onsite water; whereas, the site is supplied by Municipal water. He further outlined the context of the property and the two proposed development phases under this new agreement, including additional water features, rides and a proposed RV park.

The Board discussed the proposed uses and their potential impact. Staff clarified that if the applicant is to move forward with the development of Phase 2 (RV Parking Lot) that the matter would be brought back to the Board for review and comment.

MOVED by Mr. Regan, seconded by Mr. Ripley that the Halifax Watershed Advisory Board recommend to North West Community Council that:

1. **All chemically treated water from the rides be handled appropriately and not directed towards the septic system or a water course;**
2. **Water quality monitoring be undertaken for water entering and leaving the site;**
3. **Parking lot runoff be collected in and oil/grit separator and released slowly into the brook, having been buffered if necessary;**
4. **Appropriate paving methods, designed to mitigate against surface runoff, be applied to the parking lot;**
5. **Since acidic slate is known to be in the area, all proper precautions under the Provincial guidelines be taken if it is found onsite;**
6. **HRM's Blasting By-law be followed if any blasting has to be undertaken; and**
7. **The abutting excess road right-of-way, currently owned by HRM, be turned over to the property owner making them responsible for parking lot drainage and improvement of the watercourse buffer.**

MOTION PUT AND PASSED.

7.3 Request for Report re: Issue at Jack Ladder Drive, Sackville

The Board reviewed an issue within the community, brought forward by Mr. Regan, regarding a stormwater runoff issue at Jack Ladder Drive, Sackville.

It was noted that this case may have been raised at a past North West Community Council meeting. Ms. Vining advised she would research and report back to the Board.

7.4 Request for Report re: Possible infilling of a wetland on Hammonds Plains Road

Mr. Evans raised concern on behalf of a resident respecting a property owner putting a road over a wetland. Following a brief discussion, it was suggested that the resident contact the HRM Call Centre to log a complaint. Ms. Vining indicated that she could assist Mr. Evans and the concerned resident, if needed.

7.5 Request for Report re: Possible fuel spill at a crash site near the airport

Mr. Evans raised concern of a possible fuel spill near the Halifax airport. Following a brief discussion, it was noted that this matter was not within the Board's mandate. Councillor Hendsbee suggested Mr. Evans follow up with area Councillor Barry Dalrymple respecting this matter.

7.6 Halifax Water Integrated Resource Plan (IRP) Technical Conference #4 Update

Background information on the Halifax Water Integrated Resource Plan (IRP) Technical Conference #4 held March 21, 2012 was before the Board.

The Chair provided an update on the IRP March 21st technical conference and a brief discussion was held.

8. CORRESPONDENCE – NONE

9. ADDED ITEMS

9.1 Discussion: Cancellation of HRM Lakes Water Quality Sampling Program

A brief discussion was held with staff over the cancellation of the HRM Lakes Water Quality Sampling Program. The Board expressed concern regarding the cancellation of the program.

MOVED by Mr. Regan, seconded by Dr. Thomas that the Halifax Watershed Advisory Board write a letter to HRM's Chief Administrative Officer expressing

**concern over the cancellation of the Water Quality Monitoring Program for 2012.
MOTION PUT AND PASSED.**

**9.2 Information Item # 4 – Information report dated April 10, 2012 entitled:
Community Priorities for Green Infrastructure**

The Board expressed their appreciation in seeing their recommendations taken earnestly and reflected in proposed applications from developers.

10. DATE OF NEXT MEETING – June 20, 2012

11. ADJOURNMENT

The meeting adjourned at 9:24 p.m.

Jane Crosby
Legislative Support

INFORMATION ITEMS

1. Wetland Report prepared by Maritime Testing dated October 25, 2010 re: Washmill Lake Court Extension Area Wetlands #4, 10 and 11 Bayers Lake/Fairview, Halifax Nova Scotia
2. Quarterly Water Quality Report from the second quarter of the first year of monitoring Brunello Estates prepared by Stantec Consulting Limited dated January 3, 2012 re: Construction Monitoring Report Year 1-Q1
3. Wetland Report prepared by Maritime Testing dated February 1, 2012 re: Washmill Lake Court Extension Area Wetlands Bayers Lake/Fairview, Halifax, Nova Scotia
4. Information Report dated April 10, 2012 entitled: Community Priorities for Green Infrastructure
5. Memorandum dated April 20, 2012 re: Shubenacadie Lakes Sub-Watershed Study