



**REGIONAL WATERSHEDS ADVISORY BOARD  
MEETING MINUTES  
OCTOBER 8, 2014**

**PRESENT:** Mr. Allan Billard, Chair  
Mr. Richard Hattin, Vice-Chair  
Mr. Adam Fancy  
Mr. Peter Lund  
Mr. Tom Mills  
Dr. Barry Thomas  
Mr. Mark McLean  
Mr. Walter N. Regan

**REGRETS:** Mr. Timothy Hayman  
Dr. Dusan Soudek  
Mr. Pierre Clement

**STAFF:** Mr. Richard MacLellan, Manager, Energy and Environment  
Mr. Peter Duncan, Manager, Infrastructure  
Mr. Paul Morgan, Senior Planner  
Ms. Katie Neale, Planning Intern  
Mr. Andrew Reid, Legislative Assistant  
Ms. Jane Crosby, Legislative Support

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to the Board are available online:  
<http://www.halifax.ca/boardscom/rwab/141008RWABagenda.php>*

*The meeting was called to order at 5:00 p.m., and the Board adjourned at 7:06 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 5:00 p.m. in the Helen Creighton Room, 2<sup>nd</sup> floor, Alderney Public Library, 60 Alderney Drive, Dartmouth.

**2. APPROVAL OF MINUTES – September 10, 2014**

**MOVED by Mr. Lund, seconded by Mr. Fancy, that the Regional Watersheds Advisory Board minutes of September 10, 2014, be approved as presented.**

**MOTION PUT AND PASSED.**

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

Mr. Reid noted the information item added via email regarding the concept subdivision application.

Additions:

8.1 HRM File # 12826 Concept Subdivision Application – Carriagewood Estates

**MOVED by Mr. Regan, seconded by Mr. Lund that the agenda be approved as amended.**

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

Mr. Lund inquired about reviewing the template of the Model Community Plan Environmental Section Project to date. The Chair suggested that Mr. Lund contact the Legislative Assistant and ask if that specific item be added on the next agenda. Mr. Lund also inquired about reviewing the Aecom report in its entirety and providing comments. He indicated that he has not had the opportunity to read the final report. The Chair noted that this meeting's agenda was quite full and it would be difficult to discuss comments.

**5. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE**

**7. REPORTS/DISCUSSION**

**7.1 Model Community Plan Environmental Section – Storm Water Management, Slopes, and Regional Watersheds**

The Board agreed that they would begin the review with the Slopes section.

### **Policy E-151 to 154 - Slopes**

Mr. Regan noted that a standard slope size should be recommended. He suggested that slopes be a maximum of 15% rather than 25%. He also indicated that a riparian zone should be larger than 20 metres and increased to 30 metres. Mr. Hattin suggested that perhaps 20% would be a better suited standard. Mr. Duncan provided some background information on how the numbers were determined. Mr. Lund inquired about Policy E-23 in the Regional Plan and where in the Plan slopes are discussed. Mr. Morgan responded and discussed the riparian buffers and slopes. He indicated that in the Regional Plan there is a minimum of a 20 metre buffer, and in the secondary planning strategies this number can be much larger and does tend to increase. He then explained slopes, indicating that development can occur at a maximum of 30% in the Regional Plan but this can be reduced in the secondary plan based on land suitability analysis.

The Chair asked about the length of a slope and whether there are limits to the length. Mr. Duncan responded that the answer isn't straightforward. He explained that the topography of an area is looked at a smaller scale and for any major areas where there are significant slopes, development is likely restricted. Mr. Morgan added that assessing this does require some subjective judgement. Dr. Thomas commented that the approach should be subjective and site specific as it is quite a complex matter. The Chair agreed and suggested that perhaps the policy indicate that it be a subjective approach.

Mr. Morgan discussed conservation by design with the Board. He noted that this approach attempts to identify the areas that are not suitable for development, and development could be more concentrated in areas that are suitable. Mr. McLean suggested that perhaps a tiered or graduated approach to the slopes be taken. He noted that there should be some absolute level; however there should be a "tier" that encourages proper engineering and testing be completed prior to development on that slope. The Board entered into discussion and Mr. Morgan responded to questions.

The Board agreed that for Policies E-151 to E-154 a tiered approach be adopted:

- For slopes greater than 30% there will be no development
- For slopes between 15% and 30% a soil assessment will need to be completed and development staff will need to ensure proper engineering and testing is completed to ensure erosion will not be a problem.
- For slopes less than 15% development is acceptable.

Mr. McLean inquired as to whether the Board would see a final draft version of the Model Community Plan Environmental Section for review. The Chair indicated that they would. The Board concluded their discussion on the Slopes section, and moved to the Stormwater management section.

### **Policy E-43 to E-57 – Storm Water Management**

Mr. Regan noted that E-43 should include intensive storm water treatment. He explained that stormwater quantity is a problem, but quality is also an issue. Mr. Hattin inquired if HRM or Halifax Water is responsible for storm water management. Mr. Regan responded that both are responsible. Mr. Duncan explained how each entity manages stormwater. Mr. Mills expressed that he agrees with Mr. Regan regarding storm water quality. In addition he would like to add fountains as a treatment for stormwater. The Board agreed. The Chair asked if stormwater quality maintenance is addressed in the document. He added that the Board would potentially have to make an effort to suggest to both HRM and Halifax Water that stormwater quality be addressed in the document. The Board entered into discussion on this matter. Mr. Mills noted that the Board had discussed the creation of a stormwater by-law with Mr. MacLellan over a year ago. He inquired on its status. Mr. MacLellan responded that there is an absence of regulation and suggested that the Board add it as a comment.

The Board continued their discussion on stormwater management guidelines. Mr. Hattin commented that stormwater is a natural process and there are various types of stormwater. Mr. Fancy suggested that perhaps HRM look into establishing best management practices that could be compiled into a guidebook. Mr. MacLellan noted that HRM does have a document completed by Dillon on management practices. He noted that it is older and could likely be revised.

The Board discussed who is ultimately responsible for stormwater management in the Municipality. Mr. Morgan explained that Halifax Water has a Board of Directors and are not accountable to Council. He explained that Nova Scotia Environment would have to establish the standards. He added that the municipality could not impose on Halifax Water, but they could participate in joint discussions. Mr. Mills commented that best practices for managing stormwater keep being recommended to the Municipality; however there is no action taken. He explained that a by-law is needed similar to what the Board had discussed in September of 2013.

Mr. Lund commented that the Municipality has influence and control through the secondary plan and through development agreements. Mr. Morgan confirmed that this is correct. Mr. Lund added that the policies incorporate "to include treatment where appropriate". Mr. Morgan commented that this is already in some of the secondary plans. The Board agreed that it should be included in all of them. The Chair noted that it can be found in policy E-54. The Board discussed the wording of the various policies and what policy would best encompass their recommendations.

The Chair commented that many of the policies in this particular section are repetitive. Mr. Regan suggested that a list of contaminants, such as phosphorous, need to be included in the policy. Mr. Mills expressed that policy E-50 seems to include many of the elements the Board has discussed. The Board agreed with Mr. Mills and indicated that this could apply to the entire municipality and with changes would read:

"No development shall occur unless a master storm water management plan has been prepared for the entire master plan area and accepted by the Municipality. The management plan shall: - identify significant constraints and sensitivities with regard to flood potential, and environmental features; - provide estimates of pre-development and post-development flow rates at critical locations within watercourses such as culverts and other road crossings and at downstream developments; - specify water quality and quantity objectives which are consistent with all municipal and provincial guidelines and identify the means of preventing adverse changes to the quantity and quality of watercourses and groundwater and assimilative capacity of a wetland; - specify the type and location of storm water management facilities and the design requirements to protect receiving waters from contamination, excessive flow rates and loss of aquatic habitat and to protect the quantity and quality of groundwater flows; - prepare a program for implementation and monitoring before, during and after construction, including securities and any remedial action to be taken in the event that water quantity or quality objectives are not achieved."

### **Policy E-58 to E-61 Regional Watersheds**

The Board entered into discussion and questioned whether this particular section needs to be addressed. Mr. Mills commented that it was already complete and that there are numerous studies that are completed. Mr. Regan suggested that for watershed studies, the study area should include the entire watershed and not only a planning zone.

The Chair suggested that the Board is comfortable with E-58's policy statement; however they would like to consider the intent of watershed boundary studies. Mr. Duncan indicated that he provide a response at next month's meeting. Mr. Regan suggested that there be a master storm water plan for each watershed and that all watersheds in the Municipality be completed. Mr. Mills added that he would like to see water quality monitoring for all water courses added as well.

**8. ADDED ITEMS**

**8.1 HRM File # 12826 Concept Subdivision Application – Carriagewood Estates**

Mr. Mills inquired about the location and Mr. Reid responded that it was in Beaverbank near Trinity lane. Mr. Mills asked about the location of a small pond at the rear of the map. He indicated that it is a rather sensitive pond that runs right into Grand Lake from Kinsac. He asked if there would be any protection for this pond and noted that it is more of a wetland in that area near Kinsac Lake. Mr. Mills noted that his primary concern is stormwater run-off. The Board agreed with his concerns and would like to ensure that planning staff is aware of their concern. Mr. Reid noted that he could send an extract of this meeting's minutes to Planning staff.

**9. DATE OF NEXT MEETING – November 12, 2014**

**10. ADJOURNMENT**

The Meeting adjourned at 7:16pm.

Jane Crosby  
Legislative Support

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**INFORMATION ITEMS**

**1. Preston Area & Sandy Lake Watersheds Studies – Final Report**

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