

HALIFAX REGIONAL MUNICIPALITY

BEDFORD WATERS ADVISORY BOARD

MINUTES

APRIL 11, 2001

PRESENT: Mr. Bob Kerr, Chair
Ms. Betty Tucker
Mr. William Matheson
Mr. Lawrence White
Mr. Kevin Dean
Mr. Doug Murray
Councillor Len Goucher

ALSO PRESENT: Angus Schaffenburg, Planner
Lynne LeBoutillier, Assistant Municipal Clerk

REGRETS: Mr. Hoyle and Ms. Loney

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1.0 **CALL TO ORDER**

The meeting was called to order by the Chair at the LeBrun Centre, Bedford at 7:00 p.m.

2.0 **APPROVAL OF AGENDA, ADDITIONS AND DELETIONS**

Item 6.3 - 25, 27 and 35 Dartmouth Road was added to the agenda.
Item 6.1 deleted as dealt with under item 4.1.

2.0 **APPROVAL OF MINUTES - MARCH 5, 2001**

It was brought to the Committee's attention via an e-mail from Ms. Loney that there had been an omission in the March 5, 2001, related to her desire to withdraw a motion on Sandy Lake Park, with the agreement of the seconder Ms. Tucker. Permission had been refused by the Chair and the vote called.

MOVED by Mr. Murray and seconded by Mr. Dean that the March 5, 2001 minutes, as amended, per Ms. Loney's e-mail, be adopted. MOTION CARRIED.

4.0 **BUSINESS ARISING FROM MINUTES**

4.1 **WENTWORTH ESTATES/BEDFORD SOUTH (FORMER PRINCES LODGE)**

Included in the agenda package were the following:

- C** Secondary Planning Strategy for Wentworth Estates/Bedford South
- C** Comments and Revisions to Draft MPS - NWPAC and BWAC
- C** Regional Context Issues and Revisions

Councillor Goucher outlined to the Committee where the process is. It was decided that BWAC should meet with staff 2:00 to 5:00 p.m. Wednesday, April 25th. It is proposed that Marcus Grant give an overview, followed by a discussion with members of BWAC.

4.2 **SANDY LAKE PARK - PHASE I**

Circulated with the agenda package was a report from Blair Blakeney, Regional Coordinator, Park Planning and Development which went to NWCC, March 22, 2001.

Circulated at the meeting were copies of the report prepared for the same meeting on behalf of the Committee.

The Chair noted that while the Committee had recommended washroom facilities be installed associated with Phase I, Mr. Blakeney's report indicates they would be included in Phase II.

It was felt that Mr. Blakeney should be advised that BWAC desires the washrooms built concurrently with the parking lot. The Secretary was asked to advise Mr. Blakeney, referring to the list of conditions in BWAC's report to NWCC.

4.3 **KINGS VIEW ACADEMY - STORMWATER MANAGEMENT PLAN**

Mr. White circulated copies of a report he prepared as a result of site visits, he and Mr. Kerr had. Also circulated at the meeting by staff was a report entitled "Storm Water Management for Kings View Academy, prepared by Beaini & Associate Engineers.

Mr. White and Mr. Kerr revised their observations, particularly as they related to drainage, traffic and the amount of rock on site.

Mr. Schaffenburg noted that he has taken over this case from Mr. Whittemore. He will be preparing the staff report.

The Committee felt that the proposal should not be accepted unless the professional recommendations contained in Mr. White's report are incorporated.

MOVED by Mr. Murray and seconded by Mr. Matheson that staff be advised that BWAC does not support the rezoning as proposed based on professional recommendations reviewed by the Committee with respect to stormwater (see attached report), safety issues related to traffic and turning radius in the proposed parking area, access and egress. MOTION PUT AND CARRIED.

4.4 **LIST OF ONGOING AND NEW PROJECTS**

See item 6.3 - 25/27/35 Dartmouth Road

4.5 **RECOMMENDATIONS FOR MONITORING FRESHWATER QUALITY**

Mr. Goucher assured the Committee he will meet with Mr. Hoyle regarding the submission made by the Halifax/Halifax County Watershed Advisory Board some time ago.

PAPER MILL LAKE WATER TESTING

The members were provided with a copy of a letter dated April 5, 2001 from Mr. Riles, United Gulf Limited to Mr. Warner.

Mr. Dean noted this correspondence will likely be addressed at tomorrow's meeting of the Paper Mill Lake Advisory Committee, which he chairs. It is anticipated that Mr. Riles will attend.

The Committee was advised that Mr. Hoyle has been contacted and given a copy of the correspondence. Mr. Hoyle recalled the issue of testing was resolved. The Committee wanted testing conducted every month.

Efforts to update Mr. Riles on the background of the water testing were outlined. The Chair will meet with Mr. Riles to discuss the issues.

4.6 **ENVIRONMENTAL CHECK LIST COMPREHENSIVE WATER RESOURCE STUDY**

Ms. Tucker reported that she discussed the use of an Environmental Check list for the Sandy Lake project with Betsy van Helvoort. Ms. van Helvoort took the suggestion to the Sandy Lake Area Residents Association, but they did not wish to pursue until an Environmental Assessment of the Watershed is completed.

Ms. Tucker noted that someone has been hired to develop a check list related to Portland Estates. Interest was expressed in seeing the finished product.

No word has been received regarding the Steering Committee meeting proposed by EDM. The Secretary was asked to contact John Sheppard to determine what progress is being made.

4.7 **MEMBERSHIP**

The Chair advised that an advertisement was in Saturday's Mail Star for individuals to apply for membership on the Committee. To date no responses have been received. Members were encouraged to do what they can to recruit new members.

6.0 **NEW BUSINESS**

6.3 **25/27/35 DARTMOUTH ROAD**

A high density residential project involving two apartment buildings totaling eighty (80) units on lands currently zoned Commercial and abutting Parkers Brook was discussed.

The members were invited to attend an upcoming PAC meeting to deal with the proposal which would require a planning amendment.

It was felt that given the proximity of the buildings to a watercourse, environmental issues need to be reviewed. Items identified related to storm water management, set back from the watercourse and public access to the stream.

The Chair indicated that a safety issue was involved where Parkers Brook crossed Dartmouth Road. On the sidewalk there was a 20 to 30 ft. drop with no rail in evidence.

Reference was made to the fact that area residents are not opposed to the development, but its density.

Mr. Schaffenburg suggested the Committee may wish to make a recommendation following the PAC meeting. Mr. White indicated he would not be able to attend, as it conflicts with the WAB meeting but he had developed a list of comments he wished addressed. He read the list and Mr. Schaffenburg noted that these are items which could be contained in a development agreement.

5.0 UPDATE FROM PAPER MILL LAKE ADVISORY COMMITTEE

See pages 4 and 5, Paper Mill Lake Water Testing.

6.0 NEW BUSINESS (cont'd)

6.1 JOINT MEETING BETWEEN BWAC AND NWPAC ON THE BEDFORD SOUTH-WENTWORTH ESTATES (FORMERLY PRINCE'S LODGE)

See item 4.1.

6.2 PUBLIC MEETING NOTICE - WASTE WATER DISCHARGE BY-LAW

The Chair advised that he attended a public meeting on the By-law held in Halifax. Walter Regan was reported to have felt that this was a 'leap ahead'. Mr. Murray indicated he had an electronic version of the by-law if any one wished to peruse it.

One aspect of the by-law felt to be lacking was there was no provision for immediate intervention if someone is observed dumping dangerous substances into a sewer. It was felt important that there be some provision in such an event, perhaps through the Department of Environment. Staff has been alerted to this concern.

JURISDICTION

A request has been received from the Dartmouth Lakes Advisory Board for BWAC to consider modifying its boundaries slightly to reflect watersheds, particularly Anderson Lake's.

Mr. Schaffenburg displayed a map of the area. Some confusion was expressed regarding exactly what was being asked for. Mr. Schaffenburg will provide a contour map for the next meeting to illustrate the watershed.

STORMCEPTOR SYSTEMS

Mr. White questioned the members on how many members were familiar with the Stormceptor system. He advised that Stresscom is interesting in making a presentation to the Committee to introduce the members to the concept. It was agreed to add this item to next month's agenda. Mr. White will make the necessary arrangements.

7.0 STATUS SHEET

The Status Sheet for April was included in the agenda package.

8.0 INFORMATION ITEMS

NWPAC minutes for February 7, 2001 and Public Meeting minutes of February 12, 2001 circulated in the agenda package.

9.0 DATE OF NEXT MEETING

The next meeting is scheduled for May 9, 2001.

10.0 ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Lynne Le Boutillier
Assistant Municipal Clerk

