

HALIFAX REGIONAL MUNICIPALITY

BEDFORD WATERS ADVISORY COMMITTEE MINUTES SEPTEMBER 11, 2002

PRESENT: Mr. Don Lowther, Chair
Mr. Lawrence White
Mr. Robert Kerr
Mr. Kevin Dean
Ms. Deborah Gillis
Councillor Goucher
Mr. William Matheson
Mr. Victor Li
Mr. Lem Murphy
Mr. Cedric Pilkington

ABSENT: Mr. Brad Gibb
Mr. Richard Hattin (with regrets)
Dr. S. Ray (with regrets)

ALSO PRESENT: Mr. Angus Schaffenburg, Planner
Ms. Lynne Le Boutillier, Assistant Municipal Clerk

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1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

MOVED BY Mr. Kerr and seconded by Mr. Li that the minutes of the July 10, 2002 meeting previously circulated, be adopted. MOTION PUT AND PASSED UNANIMOUSLY.

Also circulated in the agenda package were the notes of the August 14, 2002 meeting.

3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS

It was proposed that item 4.8, Case 00446: Request by Brison Development Limited be moved up on the agenda, when Glenn Woodford of Wallace, Macdonald & Lively arrived. The agenda was adopted as circulated.

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET

4.1 LIST OF ONGOING AND NEW PROJECTS

Mr. Schaffenburg referred to the following:

- C Information on the Bedford South Stormwater Master Plan should be provided shortly to the Committee.
- C The area of the former Glen Moir School has been rezoned for single family lots.

Councillor Goucher noted that an Information Session re Bedford West Master Planning Study is being held October 3rd.

4.8 CASE 00446: REQUEST BY BRISON DEVELOPMENT LIMITED (RATIFICATION OF AUGUST MOTION)

- C Letter dated September 9, 2002 to Mr. Schaffenburg from Glenn Woodford, Wallace Macdonald & Lively, Ltd. re Update for BWAC - Brison Developments RCDD
- C Concept Plan dated September 5, 2002
- C e-mail from Mr. Hattin expressing his desire to see the playground between the cul de sacs and concerns he has with drainage down the end of the road to Rutledge Street. (Rutledge Street was not mentioned in the e-mail but in a subsequent telephone call the Chair received.) The Chair read Mr. Hattin's e-mail into the record.

The Chair noted that this item is back before the Committee, as there was no quorum at the August meeting, so ratification of a proposed motion is required.

The above noted letter and concept plan indicated changes have been made to the Concept Plan dated June 26, 2002. It was emphasized that the changes do not impact on the Stormwater Management Plan for the area.

It was noted that the change in the concept plan relates to the relocation of the Public Parkland and Open Space which includes a play field and playground.

As stated in Mr. Hattin's e-mail, he felt details of how drainage would be handled should be provided before the Committee approves the Concept Plan. He could not support the plan as presented. Mr. Woodford referred to a meeting he had with Mr. Hattin. He thought that when the meeting concluded, Mr. Hattin had understood the Stormwater Master Plan and details would follow. Mr. Woodford explained that until the Development Agreement is signed, the proponent won't pay for this level of detail.

During the ensuing discussion, the following issues were addressed:

- C Density - Has increased from 143 units to 149 units. This increase falls within the allowable number, Mr. Schaffenburg advised.
- C Why a play area between the cul de sacs wasn't a feasible option. Issues identified are as follows:
 - C Parks and Recreation can't support such a location due to the following:
 - C generation of more traffic isn't desirable
 - C residents at the public meeting(s) indicated their desire for a neighbourhood park, criteria which includes visibility from street for safety, etc.
 - C a larger five acre park does not fit the criteria of a neighbourhood park. A community park would have to be located on a collector roadway.
 - C the development is not large enough to warrant a community park which is larger than a neighbourhood park. The 5% allocation requirement equals 1.5 acres.
 - C Public Safety concerns, i.e. Fire Services needs access to the development via the area between the two cul de sacs. A paved strip is required, not green area.
- C It could not be recalled that any concerns were expressed about storm water going down Rutledge Street. A number of other concerns had been expressed regarding stormwater, but not at this location. Mr. Woodford assured the Committee that no stormwater will be going down Rutledge. He referred to the slope of land in the

area, resulting in no runoff from the development in that direction.

Reference was made by Mr. Pilkington to new concerns which were raised at the last AAC meeting. The biggest concerns related to Rutledge Street were traffic this development will create and the proposed walkway between the cul de sacs eventually being turned into a connector road. Mr. Schaffenburg explained why the latter would not likely happen. Mr. Schaffenburg is in the process of redrafting the report which will go to the NWPAC, then on to NWCC. Comments and recommendations of BWAC will be affixed to the staff report, together with minutes of the Public Meetings, etc. Councillor Goucher asked to be provided with a copy of the AAC's report for his web site.

Councillor Goucher related to the Committee a subsequent meeting he had with area residents and Mr. Rick Paynter, Acting Director, Engineering and Works regarding the need to upgrade Rutledge Street given it will be used as a collector road, but does not have curbs, sidewalks or piped storm water. At the conclusion of the meeting, Councillor Goucher made a commitment to the residents that he would do everything possible to have something in the Capital Budget to commence these improvements. It is not a project which can be completed in one year, however. Councillor Goucher, felt from the point of view of the Rutledge Street residents, the development has brought the condition of Rutledge to HRM's attention. HRM realizes something has to be done, so it will result in a positive benefit to these residents.

Mr. Schaffenburg noted that it may be a couple of years before the development is completed, thus allowing time for a large portion of the improvement to Rutledge Street to be completed.

Reflecting on the developer's contention that there would be no increase in stormwater on Rutledge Street due to the development, Mr. White felt they had dealt with the stormwater issue by piping most of the stormwater under the Bicentennial. He did not feel this should be a concern.

In conclusion, the following motion was ratified by the Committee. The motion to be accompanied by Mr. Hattin's comments.

MOVED BY Mr. Kerr and seconded by Mr. Li that BWAC approve the concept plan as presented. The final stormwater management plan to be brought back to BWAC. MOTION PUT AND PASSED UNANIMOUSLY.

Once the detailed stormwater management plan is available, it will be brought to the Committee.

4.2 INFILLING OF MOIRS POND

4.6 PYRITIC SLATE - FALL RIVERS SOBEYS

In his update Councillor Goucher noted that he has not heard from the Ports Authority, however there is talk that Sobeys and the Ports Authority have agreed to arbitration and a decision would be made in a month or so on the issue of ownership. While hearsay, it was felt that it sounds reasonable. For now, the issue is in limbo.

Reference was made to a letter from Kevin Warner, Development Officer to Sobeys regarding the need to move the pyritic slate at their Fall River site immediately. Councillor Goucher was asked if he knew the status. Apparently there was a deadline for its removal in the contract and the time was up. Mr. Dean, referring to the issue of the contract development agreement, cautioned that it is important to know what the exact date is, as it relates to a six month window. Everything is time sensitive, he stressed. Mr. Schaffenburg will look in the Development Agreement and follow-up with Mr. Warner.

Councillor Goucher noted that Sobeys has been looking for alternative storage areas. He referred to the fact that the Bedford waterfront pyritic slate dump site may be reopening. An agreement has apparently been reached between Greater Homes and the Waterfront Development Corporation. A copy of a memorandum dated July 29, 2002 from Bill Campbell, Director of Planning and Development, Waterfront Development Corporation Ltd. to NWCC and extract from an Action Summary of the August NWCC meeting was provided in the agenda package.

Mr. Dean wondered if Mr. Hattin got a reply to his letter of July to the Habitat Management Division, Department of Fisheries and Oceans re flow calculations. He may wish to follow up on.

4.3 TERMS OF REFERENCE

As requested at the previous meeting, Mr. Schaffenburg circulated a map which illustrated the proposed boundaries of the expanded BWAC jurisdiction.

The Chair reflected that these proposed boundary changes had resulted from a meeting in June with representatives of the DLAB and H/HCWAB and Dr. Tony Blouin. As a result, new terms of reference were drafted for the Committee.

Mr. Schaffenburg noted that if the proposed jurisdiction change is acceptable to BWAC, the changes will be presented to the Committee of the Whole of Regional Council.

There was consensus on the Committee that the expanded area of jurisdiction was acceptable. During review of the Terms of Reference some changes were made and a decision was deferred on Clause 2.1, until Councillor Goucher can address with the other

Councillors affected.

Other clauses contained in the proposed revised terms of reference were agreed to as presented with the following exceptions:

1.1 b) - land and water use and environmental issues as they relate to historical and ongoing use of land and water.....

1.1 d) - Items a), b) and c) as they relate to the waterways and land or may impact on waters and lands within the area of jurisdiction of the Board as defined on the accompanying map.

1.2 Provide leadership, promote public awareness, and advocate action on environmental and related planning issues

2.2.2 c) One to five (1 -5) members who serve on related committees or boards from the following areas:.....

4.4 TREE SAVING PROPOSAL

It was agreed by consensus that Mr. Kerr's proposal re Tree Saving be sent to North West Community Council (NWCC) with a recommendation to pass on to staff for a study and report.

4.5 PUBLIC MEETING - AUGUST 28, 2002 - C & D WASTE MANAGEMENT STRATEGY - PROPOSED AMENDMENTS TO MPS AND LAND USE BY-LAW - UPDATE

Councillor Goucher advised that the proposed amendments to the MPS and Land Use By-law have passed second reading. Site specific Public Meetings are scheduled for RDM in Harriestsfield and Halifax C & D in Antrium. He anticipates more participation at the site specific public hearings.

4.7 STATUS OF LAWRENCE WHITE

In attendance.

5. UPDATE FROM PAPER MILL LAKE ADVISORY COMMITTEE

Mr. Dean had nothing new to report.

DAMS

An update was sought regarding the dams. As reported at the July meeting, the Committee was advised that the Department of Environment have not received all the reports required, particularly the quarterly reports from Annapolis.

PAPER MILL LAKE WATER TESTING

Mr. Schaffenburg was queried on the status of the Paper Mill Lake Water Testing. It was recalled that the test results were to come to the Committee. A member questioned who was responsible for ensuring the water testing results are being received.

Mr. Schaffenburg will contact Mr. Riles reminding him of his agreement to send a letter to update the Committee.

NEW BUSINESS

6.1 ENVIRONMENTAL STUDY OF SACKVILLE RIVER

- Report from NWCC dated August 6, 2002 re the above to Regional Council's August 20th meeting.

Provided for the members' information.

7. NEXT MEETING

The next meeting of the Committee is scheduled for Wednesday, October 9, 2002.

8. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Lynne Le Boutillier
Assistant Municipal Clerk