

**BEDFORD WATERSHED ADVISORY BOARD**  
**MINUTES**  
**April 14, 2004**

**PRESENT:** Lawrence White, Vice Chair  
Richard Hattin  
Kate Hadden  
Kevin Dean  
Brian Hoyle  
Dr. Sankar Ray  
Brad Gibb  
Cedric Pilkington  
Doug Murray  
David Gorseline

**REGRETS:** Don Lowther, Chair  
Will Matheson  
Elaine Loney  
Deborah Gillis

**STAFF:** Angus Schaffenburg, Planner II  
Paul Morgan, Planner  
Alex Quinn, Development Engineer  
Sheilagh Edmonds, Legislative Assistant

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## 1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. in the Lebrun Centre, Bedford.

## 2. APPROVAL OF THE MINUTES

On a motion **MOVED by Mr. Cedric Pilkington, seconded by Mr. Kevin Dean the minutes of March 10, 2004 were approved.**

## 3. APPROVAL OF THE AGENDA, ADDITIONS AND DELETIONS

Mr. Kevin Dean requested the following item be added to the agenda, **to which it was agreed:**

8.2 DFO Shoreline Monitoring Program

## 7. STAFF REPORTS:

### 7.2.1 Presentation: Bedford West Stormwater Management Pre-Design Brief

C a report entitled, Bedford West Stormwater Management Pre-Design Brief prepared for Annapolis Group Inc. by SGE Acres Limited, dated March 2004 was submitted.

Mr. David Nantes, representing the Annapolis Group Inc. and Mr. Greg Snyder, representing SGE Acres Limited were in attendance to present the report.

Mr. Nantes began the presentation by advising that the report deals with stormwater management, specifically in regard to quantity as opposed to quality. He indicated that a report on quality is being finalized and will be presented to the Board in the near future. He then turned the presentation over to Mr. Greg Snyder.

The topics highlighted in Mr. Snyder's presentation were:

- < description of dams
- < previous studies
- < the background of stormwater modeling
- < gate design criteria
- < channel improvements
- < Paper Mill Lake water turnover

Mr. Snyder advised that the report concludes that stormwater management will be effective in addressing the increased flows from development. Crest gates would be installed with the rehabilitation that's needed to address the deteriorating condition of dams; and these would be effective in that retention basins would then not be required. Mr. Snyder added that for smaller storms, onsite stormwater management would be used. SGE also looked at channel

improvements to prevent erosion; and water turnover using water from Quarry Lake. He noted that before they proceed with the final step which is to take this report and use it in regard to design development, they need to get the appropriate approvals of this approach.

A discussion ensued with Mr. Nantes and Mr. Snyder responded to questions.

The Chair thanked Mr. Nantes and Mr. Snyder for their presentation.

**4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET:**

**4.1.1 Infilling of Moirs Pond**

Mr. Kevin Dean advised that negotiations between Sobeys and the Province are ongoing. Sobeys have promised not to infill during these negotiations.

**4.1.2 Kearney/Quarry/Paper Mill**

This was dealt with as the first item on the agenda.

**4.1.3 Paper Mill Lake - Watershed Water Quality Monitoring Program**

Mr. Pilkington advised that funding was received for the next set of tests. It was noted that Annapolis Group advised their consultant couldn't use the data from the last set of tests by AMEC, and that it was believed it had something to do with the limits of testing in the lab.

Mr. Pilkington will contact Susan Belford, Jacques Whitford, and arrange a meeting with the subcommittee to try and determine why they couldn't use the data.

**4.1.4 Storm Water Management: Union Street Area**

Nothing to report at this time.

**4.1.5 Paper Mill Run**

Nothing to report at this time.

**4.1.6 Parker's Brook**

Mr. Brad Gibb advised that a meeting is scheduled for this coming Saturday, and he will report back at the next meeting.

**5. CONSIDERATION OF DEFERRED BUSINESS:** none.

**6. CORRESPONDENCE, PETITIONS AND DELEGATIONS:** none

**7. REPORTS:**

**7.1 SUBCOMMITTEE REPORTS:**

**7.1.1 Water Quality Inventory Committee - none**

**7.1.2 Paper Mill lake Advisory Committee - none**

**8. ADDED ITEMS/NEW BUSINESS:**

**8.1 Grade Alteration Bylaw - Alex Quinn, Development Engineer**

Mr. Alex Quinn, Development Engineer, was in attendance to address the Board about it's concerns over the Grade Alteration Bylaw in Bedford. He gave a brief overview of the bylaw, comparing it with the similar bylaws in HRM, and outlined some of the major differences with the Grade Alteration Bylaw for Bedford and the grading bylaws outside the former Town of Bedford in the serviced areas. Highlights of his presentation are:

- < the Bedford Bylaw does not require a lot grading certificate. He noted that in the former County area the lot grading bylaw stipulates that the lot has to be certified by either a surveyor or engineer which indicates the work has been completed in general accordance with the proposed grading plan and won't have any negative impact on the applicant's property or adjacent properties.
- < the Bedford bylaw enables the opportunity for an individual to get an occupancy permit without completing the work. In the former County area, the bylaw enables the opportunity to provide an efficiency report, a letter of undertaking, and a deposit in order to get an occupancy permit prior to the work being completed. The idea behind this, is that if somebody completes their house in winter, rather than holding them up to complete the final landscaping in spring, they can move into the house with the occupancy permit in the winter, and the other aspects required in the bylaw ensure the landscaping work will be completed in the spring.
- < In Bedford, with residential single units, there is a waiver that can be signed that can waive the grade alteration deposit for a new home provided the owners agree to provide lot grading certificate when they come in with their certified plans - the occupancy permit is held as incentive to complete that work.

In concluding his remarks, Mr. Quinn advised that all legislation related to lot grading was scheduled to be reviewed last year but the Blasting Bylaw took precedence last year and, as a result, pushed the lot grading bylaw review to this year. He added that it is part of the Planning and Development Business Unit's business plan to review the legislation relating to lot grading as part of the 2004/05 budget.

Mr. Quinn responded to questions.

Mr. Kevin Dean pointed out that one of the issues the Board was concerned with was how the bylaw was administered and, in particular, enforced. He also suggested the bylaw needs to

incorporate a substantial penalty.

Mr. Quinn indicated that it was a challenge for staff to enforce the bylaw and explained situations that they come up against. He advised that because the conviction process can be so time consuming, expensive, and often not give the result staff want, they are taking the approach of being proactive in heading off potential problems through measures like requesting a deposit, and site visits in response to neighbours complaints.

The Chair suggested the bylaw should offer better protection for adjacent property owners. He explained situations, whereby, work has been completed without the proper permits, and when the adjacent property owner complains to the Municipality that their property has been impacted because of this work, the Municipality's takes the point of view that it is a civil matter between property owners.

The Chair thanked Mr. Quinn for his presentation.

## **8.2 DFO Shoreline Monitoring Program**

This item was added to the agenda by Mr. Kevin Dean.

Mr. Dean distributed two manuals for the Board to review. He advised that Don Lowther attended a meeting recently concerning the Department of Fisheries and Oceans Shoreline Monitoring Program. Mr. Dean advised that the program involves volunteers going to the same shoreline spot each year to take samples, and these will be used in monitoring the health of the coastline. He asked that the Board members review the manuals and at the next meeting discuss whether they want to appoint six volunteers to participate in the program.

## **8.3 Sandy Lake - Update**

Mr. Angus Schaffenburg advised that at a previous meeting a question was raised on whether Sandy Lake in Bedford was supervised for swimming. He explained that the Park is scheduled to open Canada Day, and the beach is proposed to have a lifeguard. As a supervised beach, the Province will test the water during the summer.

## **9. NEXT MEETING**

The next regularly scheduled meeting is May 12, 2004.

## **10. ADJOURNMENT**

The meeting adjourned at 8:45 p.m.

Sheilagh Edmonds  
Legislative Assistant