

HALIFAX REGIONAL MUNICIPALITY

BEDFORD WATERSHED ADVISORY BOARD MINUTES May 12, 2004

- PRESENT:** Don Lowther, Chair
Kevin Dean
Deborah Gillis
Kate Hadden
Richard Hattin
Elaine Loney
William Matheson
Cedric Pilkington
David Gorsline
Councillor Len Goucher
- REGRETS:** Doug Murray
Lem Murphy
Lawrence White, Vice Chair
Brad Gibb
- STAFF:** Angus Schaffenburg, Planner II (7:25 p.m.)
Paul Morgan, Planner
Richard Harvey, Planner II
Sheilagh Edmonds, Legislative Assistant

TABLE OF CONTENTS

1. Call to Order	3
2. Approval of the Minutes	3
3. Approval of Agenda, Additions and Deletions	3
4. Business Arising out of the Minutes/Status Sheet:	
4.1.1 Infilling of Moirs Pond	5
4.1.2 Kearney/Quarry/Paper Mill Dams	6
4.1.3 Paper Mill Lake - Watershed Water Quality Monitoring Program	6
4.1.4 Storm Water Management: Union Street Area	6
4.1.5 Paper Mill Run	6
4.1.6 Parker's Brook	6
4.1.7 DFO Shoreline Monitoring Program	6
7. Reports:	
7.2 Staff Reports:	
7.2.1 Presentation: Growth Alternatives - Regional Planning presentation on alternative concepts for growth	3
8. Added Items/New Business:	
8.1 Bedford West Planning Area - Water Quality Impact Assessment (Presentation by CWRS)	3
8.2 Case No. 00672: "The Courtyard at Paper Mill Lake", Proposal by United Gulf Developmmnts Limited	4
9. Next Meeting	7
10. Adjournment	7
Best Practices	7

1. CALL TO ORDER

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

2. APPROVAL OF THE MINUTES

It was noted that David Gorsline's name should be included as 'present'; and Deborah Gillis' name should be included in 'regrets' in the April 14, 2004 minutes.

MOVED by David Gorsline, seconded by Cedric Pilkington that the minutes of April 14, 2004 be approved. **MOTION PASSED.**

3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS

The Chair noted there were three presentations on the agenda and suggested that they be dealt with as the first order of business, **to which it was agreed.**

1. REPORTS:

7.2 STAFF REPORTS:

7.2.1 Presentation: Growth Alternatives - Regional Planning presentation on alternative concepts for growth

Mr. Paul Morgan, Planner, addressed the Board and circulated copies of a brochure entitled, 'Guidebook to HRM's Alternatives for Growth'. He explained that this is the next step in regard to the regional planning process, noting that the submitted brochure contains three alternatives which are concepts on how the region might grow. Mr. Morgan advised that the 'Kick-off and Launch of Alternatives for Growth is Saturday May 15, 2004 and it involves a number of open houses and information sessions and he encouraged all to attend and provide their comments.

2. ADDED ITEMS/NEW BUSINESS:

8.1 Bedford West Planning Area - Water Quality Impact Assessment (Presentation by CWRS)

- C a report entitled, Water Quality Impact Assessment of Water Bodies Contained in the Bedford West Planning Area Using a Phosphorus Loading Model Approach, prepared by R.S. Scott and W.C Hart, Centre for Water Resources Studies, Dalhousie University for Annapolis Group Inc. was submitted.
- C a copy of the presentation by Mr. Rick Scott and Mr. Bill Hart was circulated.

Mr. David Nantes, Annapolis Group Limited, addressed the Board and advised that the presentation this evening was essentially the second half of the water quality side of their report on stormwater management. He gave a brief overview of the purpose of the report and then turned the presentation over to Mr. Rick Scott and Mr. Bill Hart, from the Centre for Water Resources Studies, Dalhousie University. An overview of the presentation is highlighted as follows:

- S Background - Annapolis Group wanted to investigate the potential changes in water quality resulting from two development scenarios.
- S Objective - to identify, through the application of a phosphorus loading model, potential changes in lake water quality resulting from future land use in the Bedford West Planning Area, and to classify trophic status of lakes using a fixed-boundary system.
- S Model - model used was Phosphorus Loading model - originally developed in Ontario by Dillon-Rigler and is being used extensively in Nova Scotia - is being considered by the Nova Scotia Department of Environment and Labour for Province-wide use - elaborated on the phosphorus model input variables.
- S Model Application -two land use scenarios, present (existing) and future (Present + Bedford West Planning Area + Bedford South - Future Papermill Lake), 21 water bodies were considered in the modeling.
- S Results of Phosphorus Modeling - noted the predictions are considered “worst case” - Kearney and Papermill would be most affected.
- S Elaborated on the Trophic Status (based on model predictions) for McQuade, Kearney, and Papermill Lakes
- S Recommendations with regard to options to reduce phosphorus input to system
- S Recommendations with regard to monitoring of water quality - Short Term and Long Term, i.e. additional information on lakes in the study area should be collected over the short term to ensure that modeling predictions can be as definitive as possible. Longer term recommendations for the study area are a monitoring programme to track changes in phosphorus concentrations and lake trophic status to be sure that model predictions are accurate; as well as consideration of options for drainage from McQuade Lake, which has the potential to adversely affect downstream lakes in the system.

A discussion ensued with Mr. Nantes, Mr. Scott, and Mr. Hart responding to questions.

The following comments were noted:

- S the Board agreed that the three dams were not the only element for watershed management.

S with regard to the model used, the forecast is based on a single data point and, therefore, applicability here should be looked at with some maturity’.

8.2 Case No. 00672: “The Courtyard at Paper Mill Lake”, Proposal by United Gulf Developments Limited

C a report from Richard Harvey, Planner II, to the Bedford Watershed Advisory Board dated May 3, 2004 was submitted.

Mr. Kevin W. Riles, Vice President, United Gulf Developments addressed the Board and presented his proposal for a development for the south-east corner of the Bicentennial Highway and Hammonds Plains Road that includes:

- town centre of 8 buildings (each comprised of townhouse uses)
- a market building (similar to a conventional enclosed shopping centre)
- a hotel
- an amphitheatre building
- a pavilion
- condominiums, 3 buildings of 36 units

Mr. Riles, using a computer slide presentation, then outlined United Gulf’s:

- visions of the community
- the inspiration for the project
- the pedestrian friendly aspect
- elements of the courtyard

With regard to notable aspects of this proposal he advised:

- located at the corner of Hammonds Plains Road/Bicentennial Highway
- underground wiring
- village atmosphere with a variety of uses
- in the year 2018, intersection will be built out
- improvements will be needed for the off-ramps
- phasing for lights would go ahead of development
- the development will be accessible from every part of the development
- fully integrated path and trail system

Mr. Riles reviewed the Environmental Protection Plan and prior to concluding his presentation, he distributed copies of his proposal for all members, and introduced the members of his Environmental Protection and Management team who were in attendance. He noted that

issues pertaining to stormwater will be addressed at future meetings.

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET

4.1.1 Infilling of Moirs Pond

Councillor Goucher presented photos from 'Easement and Right-of-Way Granted to Town of Bedford by Sobey's Leased Properties May 1999'. He noted that the site has been surveyed. Councillor Goucher thanked Ms. Debbie Gillis for her legal assistance on this matter.

4.1.2 Kearney/Quarry/Paper Mill Dams

The Chair advised that he is waiting for Annapolis to come forward with the final design.

4.1.3 Paper Mill Lake - Watershed Water Quality Monitoring Program

Mr. Pilkington advised that, at the last meeting he noted that the representative from Jacques Whitford indicated the data that the Board provided them wasn't usable. He advised that since the meeting, he met separately with Susan Belford of Jacques Whitford, and representatives of AMEC, the consultant who prepared the results. Mr. Pilkington advised that AMEC stands by their tests and are confident of the results they are getting. He added that AMEC has been given the go-ahead to complete the third set of tests.

4.1.4 Storm Water Management: Union Street Area

Councillor Goucher advised that the capital budget program is completed and there is no money for work on this item. He added that he has an agreement from the Deputy CAO to initiate an engineering study to see what can be done at the lower end.

4.1.5 Paper Mill Run

Councillor Goucher noted that he received an e-mail from Charles Lloyd advising that he met with the three residents. He has not heard anything further, to date.

4.1.6 Parker's Brook

A report was received from the Sackville Rivers Association entitled: "Parker's Brook Habitat Evaluation and Public Awareness Project 2003-2004, Final Report". The Chair advised that the Association met about two weeks ago and another meeting is being considered for next month. He asked that the report be forwarded to Brad Gibb.

4.1.7 DFO Shoreline Monitoring Program

At the Board's last meeting, two manuals pertaining to the DFO Shoreline Monitoring Program were circulated among the Board Members and they were asked to give consideration as to whether the Board wanted to appoint six volunteers to the program.

The Chair gave a brief overview of the program and asked those who wanted to volunteer to let him know within the next day or two.

Best Practices

Ms. Elaine Loney referred to the discussion around the presentation this evening given by CWRS and advised that she would find it beneficial if the Board had someone come and give a presentation regarding Best Practices for Stormwater Management. A brief discussion ensued and various names were put forth. There were further comments made in relation to the test results information the Board is receiving and there was general consensus that the information was conflicting and that the Board should investigate further. It was agreed, that the Board would wait for the third set of tests to be completed, and after receiving and analyzing the information, a decision would be made as to whether a special meeting to discuss this matter would be required.

9. NEXT MEETING - June 9, 2004

10. ADJOURNMENT

There being no further business, the meeting adjourned at 9:20 p.m.

Sheilagh Edmonds
Legislative Assistant