



**BEDFORD WATERSHED ADVISORY BOARD**  
**October 13, 2004**

**MINUTES**

**PRESENT:**

Mr. Don Lowther, Chair  
Mr. Lawrence White, Vice Chair  
Mr. Kevin Dean  
Ms. Deborah Gillis  
Mr. Richard Hattin  
Ms. Elaine Loney  
Mr. Doug Murray  
Mr. Cedric Pilkington  
Dr. Sankar Ray  
Mr. David Gorsline  
Councillor Len Goucher

**ABSENT:**

Mr. Lem Murphy (regrets)  
Ms. Kate Hadden (regrets)  
Mr. William Matheson (regrets)  
Mr. Brad Gibb

**STAFF AND  
OTHERS:**

Mr. Angus Schaffenburg, Planner II  
Mr. Roger Wells, Sr. Policy Advisor, Regional Planning  
Ms. Rosemary MacNeil, Development Officer  
Mr. Alex Quinn, Development Engineer, Planning & Development  
Mr. Richard Harvey, Planner II  
Ms. Sheilagh Edmonds, Legislative Assistant  
Mr. Steve Milligan & Mr. Terry Drisdelle, United Gulf Developments  
Ltd.

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**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

**MOVED by Ms. Elaine Loney, seconded by Mr. Dean the minutes of September 8, 2004 be approved as circulated. MOTION PASSED.**

**3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS**

It was agreed that item 5.1 would be dealt with as the first order of business followed by item 7.2.1.

**5. CONSIDERATION OF DEFERRED BUSINESS:**

**5.1 Presentation on Harbourfront Plan - Roger Wells, Senior Policy Advisor, Harbour Plan, Regional Planning**

- C A copy of a staff report for Halifax Regional Council, dated July 5, 2004 regarding Planning Strategy for Halifax Harbour - Preliminary Recommendations was submitted for information.

Mr. Roger Wells, Senior Policy Advisor, Harbour Plan, Regional Planning addressed the Board and gave a presentation regarding the planning strategy for Halifax Harbour. Referring to the staff report, Mr. Wells advised that it contains preliminary recommendations and was presented to Regional Council in July and was well received. Mr. Wells circulated copies of his presentation.

Mr. Wells began his presentation by outlining the geographic area which is under study, and noting the members who comprise the Steering Committee for the Harbour Plan. He outlined the various uses of the Harbour and the preliminary recommendations of the study as they pertain to the Harbour as: a working harbour; transportation infrastructure; recreation uses; residential uses; environmental uses; and Harbour Management/Administration. Mr. Wells concluded his presentation by advising of the next steps, and noted that the target date for finalizing the Plan and having it ready to go to Council for Public Hearing is the fall of 2005.

Mr. Wells responded to questions and was thanked by the Chair for his presentation.

**7. REPORTS:**

**7.2 STAFF REPORTS:**

**7.2.1 Presentation on the Paper Mill Lake Stormwater Management**

### **Plan - Rosemary MacNeil, Development Officer**

C A memorandum dated September 30, 2004 from Rosemary MacNeil, Development Officer, RE Paper Mill Lake Subdivision application file 10838 Stormwater Management Plan and requirements under Section 10 (2) of the Annapolis Basin Group Inc. and the Town of Bedford Dated 17 May 1995 was submitted.

Ms. Rosemary MacNeil, Development Officer, addressed the Board and introduced staff members Richard Harvey, Planning, and Mike Cooper and Alex Quinn, Development Services, noting their involvement with this application. She also pointed out that Mr. Steve Milligan and Mr. Terry Drisdelle, representatives from United Gulf, were in attendance.

Ms. MacNeil advised that in accordance with the Paper Mill Lake Development Agreement, this matter is before the Board for consultation. She explained that staff received an application to begin construction on the initial part of the roadway into Paper Mill Lake from the Hammonds Plains Road, and at this point are in a position to give approval for final design. Ms. MacNeil noted that Mr. Milligan would give a brief overview of the stormwater management plan and he and Mr. Drisdelle would respond to any questions.

Mr. Milligan indicated the stormwater management plan dates back to the original plan of 1996. He gave a brief overview of the plan, advising that they will continue with those practices as contained in the original plan.

A discussion ensued and concerns were expressed about the portion of the filter berm walkway which the applicant was proposing to remove, and there was considerable discussion regarding the impact on the RCDD lands. Ms. MacNeil and Mr. Harvey clarified that the issue being considered tonight, i.e. stormwater management plans in relation to the roadway was a separate issue from the RCDD lands.

For clarification, Mr. Harvey pointed out that the question for the Board's consideration is with regard to stormwater advice pursuant to the construction of the road. He noted that there is no development enabled by this road and, if the road were to be built, presently there are no buildings that would be constructed as a result of this. Mr. Harvey advised that the RCDD lands are not part of this application.

Dr. Ray expressed concern about the high phosphorus levels currently in the lake, and questioned how the developer will address this to prevent further deterioration.

The Chair expressed concern about run-off from Hammonds Plains Road into Paper Mill Lake and indicated he would like to see how HRM is going to clean up their portion of the road.

In response to a question by Councillor Goucher with regard to any new changes to this plan over the last time the Board reviewed it, Mr. Harvey noted that the change was in

regard to the filter berm walkway.

Mr. Drisdelle indicated that the RCDD lands were generating considerable discussion and advised that the Board will be able to review the stormwater plan for that application, noting that it would be dealt with separately. He pointed out that the application before the Board tonight deals with the roadway.

Following further discussion it was **MOVED by Mr. White, seconded by Mr. Gorsline that Bedford Waters Advisory Board recommend acceptance of the report, subject to the following conditions: incorporate a manufactured wetland at the outfalls to allow for retention and polishing; include flow control devices; HRM is not to salt the roadway; covenants are to include a condition that fertilizers are not permitted in the landscape maintenance; and ensure monitoring is carried out.**

A discussion ensued and concerns were expressed about the impact on the water quality of Paper Mill Lake and suggestions made that the developer should consider using better stormwater devices than what has been put forward.

Mr. Harvey noted that development staff are in a position to approve or disapprove the road in question, and would appreciate receiving the Board's input on this matter.

Following further discussion the **motion was put and DEFEATED.**

Mr. Hattin indicated he was prepared to move a motion that the Board not approve the stormwater management plan, however, Councillor Goucher clarified that the rules of order do not permit moving a motion on the same matter when a motion has been defeated.

The Chair advised that the general consensus appears to be that there are better stormwater clean-up devices and methods available, and it was something the developer should give further consideration.

Ms. MacNeil thanked the Board for the opportunity to present the proposal and advised that staff will take concerns expressed under consideration.

### **ADJOURNMENT:**

Due to the late hour, the Chair advised that the rest of the agenda would be deferred.

The meeting adjourned at 9:05 p.m.

Sheilagh Edmonds  
Legislative Assistant