



BEDFORD WATERSHED ADVISORY BOARD
November 10, 2004
MINUTES

PRESENT:

Mr. Don Lowther, Chair
Ms. Kate Hadden
Mr. Lem Murphy
Ms. Elaine Loney
Mr. Kevin Dean
Mr. Cedric Pilkington
Mr. Doug Murray
Ms. Deborah Gillis
Deputy Mayor Len Goucher

ABSENT:

Mr. Brad Gibb (regrets)
Mr. Richard Hattin (regrets)
Mr. William Matheson (regrets)
Dr. Sankar Ray (regrets)
Mr. Lawrence White
Mr. David Gorsline

STAFF:

Mr. Angus Schaffenburg, Planner II
Ms. Sheilagh Edmonds, Legislative Assistant
Mr. Mike Cowper, Planning & Development Services

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF MINUTES	3
3.	APPROVAL OF AGENDA, ADDITIONS AND DELETIONS	3
4.	BUSINESS ARISING OUT OF THE MINUTES:	
4.1	Infilling of Moirs Pond	5
4.2	Kearney/Quarry/Paper Mill Dams	5
4.3	Paper Mill Lake - Watershed Water Quality Monitoring Program	5
4.4	Storm Water Management: Union Street Area	6
4.5	Paper Mill Run	6
4.6	Parker's Brook	6
5.	CONSIDERATION OF DEFERRED BUSINESS:	
5.1	United Gulf	4
6.	CORRESPONDENCE, PETITIONS AND DELEGATIONS	6
7.	REPORTS:	
7.1	SUBCOMMITTEE REPORTS:	
7.1.1	Water Quality Inventory Committee	3
7.1.2	Paper Mill Lake Advisory Committee	6
8.	ADDED ITEMS/NEW BUSINESS	7
9.	NEXT MEETING	7
10.	ADJOURNMENT	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 MINUTES

MOVED by Mr. Murray, seconded by Mr. Murphy the minutes of October 13, 2004 be approved as circulated. MOTION PASSED.

3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS

Mr. Doug Murray congratulated Deputy Mayor Goucher on his acclamation as Councillor and, most recently, his election as Deputy Mayor. On behalf of all Board members, the Chair also extended congratulations to Deputy Mayor Goucher.

It was agreed that item 7.1.1 would be dealt with as the first order of business, followed by item 5.1.

7. REPORTS

7.1 SUBCOMMITTEE REPORTS

7.1.1 Water Quality Inventory Committee

Mr. Pilkington circulated a report entitled Bedford Watershed Advisory Board, Water Quality Monitoring Program.

Referring to the submitted report, Mr. Pilkington advised that it responds to the concerns over the consistently different lake test results, in particular, phosphorus levels, between those that AMEC took and those by the Centre for Water Resources Study at Dalhousie University. He explained the process the subcommittee went through to determine which results were valid and advised that the investigation concluded there are problems with the lab at Queen Elizabeth II Health Sciences Centre. He added that the staff of the Q.E. II have been advised and have acknowledged that there is a problem; however they have not been able to determine where it is and how they intend to resolve it. Mr. Pilkington suggested that the Q.E.II should be asked that all of the testing for phosphorous performed to date be repeated with all costs borne by their facility.

The Chair advised that as of 4:00 p.m. today, he received call from Don Mason of AMEC

and added that, Mr. Mason had been speaking with the lab and was told that a supervisor is investigating the situation.

On a final note Mr. Pilkington advised that the testing results appear to indicate the lakes are fine.

5. CONSIDERATION OF DEFERRED BUSINESS:

5.1 United Gulf

Mr. Steve Milligan, Mr. Terry Drisdelle, and Mr. Louis DeMontbrun, representing United Gulf were in attendance and updated the Board regarding the development of The Courtyard at Papermill; in particular, the stormwater management plan for the CCDD lands. Mr. Milligan circulated copies of their presentation to the Board and he and Mr. Drisdelle reviewed their stormwater management planning process to date, beginning in 1996 with the Plan prepared by Alderney Consultants and Jacques Whitford for the Development Agreement, and highlighting aspects of the plan.

The presentation also noted the sources of phosphorus loading, the methods and technologies they intend to use with their stormwater management plan.

In conclusion, Mr. Drisdelle noted that the current stormwater management plan has been built up from the original 1996 plan. Any future development phases will focus on the technology that is available at that time, and, as well, include the Board's involvement. He added that, this evening, United Gulf is requesting a positive recommendation for both the roadway and the storm water management component for the 23 acre CCDD currently proposed.

The Chair thanked the representatives for their presentation and opened the floor to discussion and questions.

Mr. Milligan, Mr. Drisdelle, and Mr. DeMontbrun responded to questions.

Concerns were raised regarding fertilizers in landscape maintenance, and Mr. DeMontbrun indicated that the issue isn't a concern so much in this phase of development, as it will be in future phases, when they will want to develop single family homes. Mr. Drisdelle suggested ways to address this, such as educating the homeowners of the dangers of too much phosphorus; and ensuring enough topsoil is put down, resulting in good lawn growth, thus reducing need for fertilizers.

Mr. Schaffenburg pointed out that there is already a development agreement for the residential component, and he indicated this will likely come back to the Board.

With regard to the commercial component, a suggestion was made that the landscaping be carried out in a manner that reduces the amount of lawn, and include plants that don't require much fertilizer.

Mr. Drisdelle noted that they are not yet at the stage where they require a landscape plan.

Mr. Schaffenburg advised that the developer's landscape plan would not come to Board for review as a matter of process, and he suggested the Board make a recommendation in this regard, noting that at this point it would only apply to the CCDD.

Following further discussion and questions the following motion was put forward:

MOVED by Mr. Dean, seconded by Mr. Murphy that Bedford Waters Advisory Board recommend:

- C approval of the Stormwater Management Plan for the CCDD, as presented at the November 10 meeting of BWAB;**
- C approval of the roadway for 23 acre CCDD;**
- C the landscaping plan be designed to minimize the requirement for phosphorus generating fertilizers.**

A brief discussion ensued and Mr. Drisdelle advised that once the detailed stormwater management plan is completed they will come back to the Board and provide an update.

MOTION PASSED.

Mr. Schaffenburg noted that the motion will be forwarded to Mr. Richard Harvey, Planner, and he will include it as part of his staff report.

With regard to lake water monitoring before, during, and after construction, the Chair requested the Developer forward copies of the water quality tests to the Board.

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

4.1 Infilling of Moirs Pond

Deputy Mayor Goucher indicated he has asked Minister Christie for an update.

4.2 Kearney/Quarry/Paper Mill Dams

No update.

4.3 Paper Mill Lake - Watershed Water Quality Monitoring Program

This matter had been addressed earlier in the meeting.

4.4 Storm Water Management: Union Street Area

Deputy Mayor Goucher referred to the Atlantic Superstore contract and advised that he suggested they contribute some way to a flood reduction program for the residents of the area. He noted that this aspect can not be included in the contract, but he received a commitment from the Superstore to discuss the matter to see what they can contribute to help the situation.

4.5 Paper Mill Run

No update.

4.6 Parker's Brook

The Chair advised that Brad Gibb, who was the Board's representative on the Parker's Brook Committee, has resigned from BWAB due to his work commitments. The Chair added that interest in Parker's Brook seems to have waned, noting that a recent event saw the turnout of only one person.

6. CORRESPONDENCE, PETITIONS AND DELEGATIONS

None.

7. REPORTS:

7.1 SUBCOMMITTEE REPORTS:

7.1.1 Water Quality Inventory Committee

This was addressed earlier in the meeting.

7.1.2 Paper Mill Lake Advisory Committee

Deputy Mayor Goucher advised that the Committee met Monday night to discuss its terms of reference and committee composition, as well as the situation involving 111 Ahmadi Crescent. He added that they made recommendations regarding their terms of reference to enable the reappointment of the members.

7.2 STAFF REPORTS:

None.

8. ADDED ITEMS/NEW BUSINESS:

None.

9. NEXT MEETING

The next scheduled meeting is December 8, 2004.

10. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Sheilagh Edmonds
Legislative Assistant