



**BEDFORD WATERSHED ADVISORY BOARD**  
**Wednesday, December 14, 2005**  
**Notes**

**PRESENT:** Mr. Don Lowther, Chair  
Mr. Kevin Dean  
Ms. Kate Hadden  
Councillor Len Goucher  
Mr. Rick Hattin  
Mr. Anthony Reeder

**REGRETS:** Ms. Elaine Loney  
Dr. Sankar Ray  
Mr. Cedric Pilkington  
Mr. Lem Murphy ( Absent)  
Ms. Deborah Gillis ( Absent)  
Mr. Lawrence White, Vice Chair ( Absent)

**STAFF:** Mr. Angus Schaffenburg, Planner II  
Ms. Thea Langille-Hanna, Planner II  
Ms. Stephanie Parsons, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:09 p.m. without a quorum being present.

**2. APPROVAL OF THE MINUTES - November 9, 2005**

This item was deferred.

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

Additions:   4.1.9 Gateway Investments  
                  7.1 East Hants Source Water Protection Plan

It was requested that Gateway Investments be added to the status sheet.

It was agreed that item 6.1.1 be the first order of business.

The agenda was accepted as amended.

**6.1.1 Case 00723 - Application by United Gulf Development**

C A Memorandum dated November 28, 2005 submitted by Thea Langille-Hanna, Planner II, was before the Board for consideration.

C A proposed Building Design was circulated to the Committee.

C A letter dated December 13, 2005 from a resident of Bedford was submitted to the Committee for consideration.

Ms. Thea Langille-Hanna, Planner, advised that an application has been submitted by United Gulf Development Limited to amend the Bedford Municipal Planning Strategy and Land Use By-Law to enable residential/commercial development at the south corner of Moirs Mill Road.

The property is a consolidation of four lots which consist of one acre. Sixty five percent of the lot is zoned residential single unit and thirty five percent is commercial. The site has 165 feet of frontage. It is a multi level building integrated into the natural topography of the site.

The Board reviewed the letter submitted by Ms. Bird and Councillor Goucher clarified that her property is adjacent to the subject property. Ms. Langille-Hanna advised that Ms. Bird wanted to inform the Committee of her concerns. She further added that the trees that she is referencing are not part of the application submitted by United Gulf. Mr. Kevin Dean advised that her concern is the change in terrain. Ms. Langille-Hanna commented that Ms. Bird wants to be assured that a substantial change in terrain would not affect the continued growth of the trees.

In response to Mr. Hattin, Ms. Thea Langille-Hanna advised that no building greater than 36

units is permitted, the developer has met the density requirement of six units per acre.

A discussion ensued regarding Mrs. Bird's letter, the Board agreed that the height of the structure of 177 feet was incorrect.

Mr. Terry Drisdelle, United Gulf Development advised the Board of the following:

- C The site is very shallow in depth to the bedrock.
- C The site is serviced by municipal services, the existing catch basin will be used to capture water from the site.
- C The parking lot will have two floor drains which will connect to the existing stormwater manhole.
- C Roof and foundation drains will be piped through the building and connected to the storm drainage system in the street.
- C Runoff from the interior parking garage drains will be pumped into the sanitary sewer system.

The existing catch basin will take the water from the majority of the site. The erosion and sedimentation control plan has the following measures:

- C A construction swale filled with rock will be located along the front part of the property to ensure that water from excavation is intercepted and filtered before being directed into the existing catch basin.
- C A silt fence will be installed along the north west boundary of the site to prevent any sediment generated by excavation from crossing over to the adjacent property. Surface water will move along the base of the fence and be directed to the existing catch basin.
- C Erosion controls will be in place before construction begins. A project engineer will be hired to ensure that all sediment control measures are maintained.

Mr. Hattin asked if there will be a change in the grade due to excavation?

Mr. Dresdelle advised that the foundation is going to be built into the hill, the first level of parking is level to the existing parking. The southern corner will be 30 feet down. The second level is higher, and is forty feet from the front. They will be creating a cliff with a 18ft slope. Mr. Hattin raised concern as to what the foundation will look like when it is dug out and further that the proposed design covers more than 30 percent of the property.

Mr. Dresdelle clarified that there will be two separate levels of parking. The second level is for residential. It is proposed that a second catch basin will be in the court yard so that the water falls away from the building. The catch basin in the parking lot will intercept water from the embankment. There will be two drainage swales to catch water from the natural slope.

Mr. Hattin raised concern that digging down forty feet will cause sedimentation and erosion. He further asked if Ms. Bird's concern regarding the redirecting of the water will cause the trees to die, is valid. Mr. Dresdell commented that it was not a valid concern.

Mr. Dean asked if they were going to backfill to the original grade. Mr. Dresdell advised that they intend to go back to the existing grade. Mr. Higgins added that it is a 3:1 slope and is required as per the by-law.

In response to Mr. Lowther regarding the maintenance of the catch basins, Ms. Langille Hanna advised that there are standard requirements under the Condominium Act, which is the responsibility of the Province. The Province does not approve development agreements. However, HRM can include conditions in the agreement and ensure compliance prior to giving an occupancy permit. Mr. Dresdell advised that the maintenance of the catch basins is covered under the Condominium Act.

In response to questions from the Committee Mr. Dresdell and Mr. Steve Higgins clarified that:

- C The site will have no effect on Paper Mill Lake as the property is 13 feet above sea level.
- C Shallow sodded swales will be constructed to accommodate drainage from the side and backyards of the building.
- C Extensive landscaping around the perimeter of the building will be added to prevent erosion after construction and promote infiltration of surface water.
- C Flow from the oil grit separators will be pumped into the sanitary system.
- C Maintenance of the oil grit separators is the responsibility of the property owner.
- C The driveway can be improved with lighting, the landscaping plan provides a visual barrier between existing residential homes and the driveway.

With no further questions by the Board the Chair thanked the presenters and advised that the Board was unable to make a recommendation at this time as there was no quorum present.

In response to Councillor Goucher, Ms. Langille - Hanna advised that she intends to have another public information meeting and that the case will go to the Northwest Planning Advisory Committee in March.

Councillor Goucher expressed concern regarding the access road and the scale of the building. Ms. Langille advised that the first traffic study was incomplete and has just received the second traffic study. A review of the results has not been completed at this time.

Mr. Hattin concluded that he had no concerns regarding the Stormwater Management Plan however he is concerned with the scale of the building.

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

##### **4.1 Status Sheet**

##### **4.1.1 Infilling of Moirs Pond**

Councillor Goucher advised that a decision should be forthcoming in three to four weeks.

**4.1.2 Kearney/Quarry/Paper Mill Dams** - No update.

**4.1.3 Bedford West Water Quality Monitoring Program** - No update.

**4.1.4 Halifax Regional Municipality Lake Sampling Program** - No update.

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

Councillor Goucher advised that he has not received the report.

**4.1.6 Paper Mill Run** - No update.

**4.1.7 Case 00833 - Application by Full Gospel Church to re-zone PID#41140989 from Residential Reserve ( RR) Zone to Institutional Zone ( SI) and develop the site as a church by development agreement**

Mr. Angus Schaffenburg, Planner advised that Mr. Bone has not received a response from the applicant.

**4.1.8 Case 00670 Amendments to the Bedford MPS and LUB for the Crestview CCDD site.**

Ms. Langille-Hanna advised that the applicant is considering the comments of the Board. They are trying to determine if they are able to redesign the proposed building to maintain a 100-foot setback from the brook.

**4.1.9 Gateway Investments**

Mr. Schaffenburg advised that the developer is in non compliance of section 2.7 of the Development Agreement and that the Development Officer is taking the appropriate action.

**5. CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None

**6. REPORTS**

**6.1 STAFF REPORTS**

**6.1.1 Case 00723 - Application by United Gulf Development**

See page 3.

**6.2 SUBCOMMITTEE REPORTS**

**6.1.1 Water Quality Inventory Committee** - Paper Mill Lake: Watershed Water Quality Program

The Chair requested that Mr. Hattin organize a subcommittee meeting early in the new year.

### **6.1.2 Paper Mill Lake Advisory Committee -**

The Chair advised that the Paper Mill Lake Advisory Committee did not meet during 2005.

## **7. ADDED ITEMS**

### **7.1 East Hants Source Water Protection Plan**

Mr. Hattin advised the Board that the Municipality of East Hants wrote the Halifax Watershed Advisory Board advising them that the Regional Water Utility is developing a Source Water Protection Plan. The plan will identify the risk of contamination from the various activities occurring within the watershed. They are seeking input from the Halifax Watershed Advisory Board.

Mr. Hattin asked the Bedford Watershed Advisory Board the following:

- C Does the Board think it appropriate for the Bedford Watershed Advisory Board to provide input into the plan?
- C Is there a Source Water Protection Plan within the Bedford Watershed Area?
- C Does the Bedford Watershed Advisory Board have a responsibility to oversee and monitor the source of water?

In response to Mr. Hattin, Mr. Schaffenburg advised of the following:

- C The Halifax Water Commission provides water to HRM. They do have a protection program in place.
- C The Water Commission does comprehensive water testing.
- C He suggested that Mr. Hattin look at the Water Commissions website as it provides a lot of information.

Councillor Goucher advised of the following:

- C The Bedford Watershed does not link into the Pockwock system.
- C The Halifax Water Commission has functional labs at Lake Major and Pockwock.
- C He suggested that Mr. Hattin contact Mr. Jamie Hannam, Chief Engineer at the Halifax Water Commission.

The Chair commented that water filtration is the main concern of the Water Commission. Mr. Hattin suggested that if the Water Commission is doing water testing then maybe the Board should give them more samples to test. Board members commented that the Water Commission may not have the capacity to do additional sampling.

## **8. NEXT MEETING - January 12, 2005**



**9. ADJOURNMENT**

The meeting adjourned at 8:25. p.m.

Stephanie Parsons  
Legislative Assistant