



BEDFORD WATERSHED ADVISORY BOARD
Wednesday, January 11, 2006
Minutes

PRESENT:

Mr. Don Lowther, Chair
Mr. Kevin Dean
Ms. Kate Hadden
Councillor Len Goucher
Mr. Rick Hattin
Ms. Elaine Loney
Dr. Sankar Ray
Mr. Cedric Pilkington
Mr. Lem Murphy

REGRETS:

Mr. Anthony Reeder
Mr. Lawrence White, Vice Chair (Absent)
Ms. Deborah Gillis (Absent)

STAFF:

Mr. Angus Schaffenburg, Planner II
Ms. Stephanie Parsons, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

2. APPROVAL OF THE MINUTES - November 9, 2005

MOVED BY Mr. Hattin, seconded by Dr. Ray that the minutes of November 9, 2005 be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS

Additions:

- 7.1 Election of Chair and Vice Chair
- 7.2 Volunteer of the year award
- 7.3 Guidelines for Protecting our Water Resources

That item 4.1.10 be moved to be the first order of business.

MOVED BY Mr. Murphy, seconded by Mr. Hattin that the agenda be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4.1.10 Case 00723 - Application by United Gulf Development

Mr. Scaffenburg, Planner, advised that Ms. Langille - Hanna will not be in attendance this evening however, the developer is present and will provide an overview of the development proposal.

Mr. Terry Drisdelle, United Gulf Developments provided a brief overview of the development proposal and noted the following:

- C The difference in the slope from the north to south is 45 feet
- C The site has sparse vegetation and is shallow in depth
- C The site is serviced by municipal services
- C The existing catch basin will be used to capture water from the site during construction
- C A construction swale will be constructed to intercept and filter water being directed into the catch basin
- C A silt fence will be installed to ensure that the water flows into the catch basin
- C It is a proposed condominium, a condominium agreement provides for the maintenance of the catch basins
- C There will be two levels of parking, with drainage systems that will be pumped into the sanitary sewer system.

The Chair asked what was being done to restrict access to Moirs Mill Road. Mr. Drisdelle advised that the lower level parking will accommodate customers, clients and staff of the commercial space. The second level will be restricted to residential tenants and some staff of

the offices. Access will require a standard security code. There is a requirement of 1.5 spaces per unit for visitors which equals 45 parking spaces. Later in the meeting he also advised that a Traffic Impact Study was completed and indicated that this project will have no impact on traffic at the intersections of Bedford Highway and Hammonds Plains Road due to the current high volumes of traffic.

Councillor Goucher entered the meeting at 7:15 p.m.

Mr. Dean asked if HRM Engineers reviewed the Sediment Control Plan. Mr. Schaffenburg advised that the plan will be reviewed when the staff report is complete. The Stormwater Management Plan will be attached to the staff report.

Mr. Dean raised concern that given the size of the development that the sedimentary control measures as proposed may not be adequate during construction and may create water problems. Mr. Drisdelle advised that the excavation will be blasting of bedrock, there is not a lot of soil on the site, they will be digging across the bank, not down, any water that gets through will be pumped through a filter bag.

After a brief discussion the following motion was placed:

MOVED BY, Mr. Dean, seconded by Mr. Hattin that the Bedford Watershed Advisory Board recommend that the Development Agreement provide for the following:

1. That during construction the silt fences be maintained by the same site inspector.
2. That the Maintenance Contract Agreement ensures that the catch basins are maintained after construction.
3. That the Sediment Erosion and Control Plan adequately provides for water storage in the event of a heavy water event.

MOTION PUT AND PASSED.

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 discussions are ongoing.

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

4.1.3 Bedford West Water Quality Monitoring Program

The Chair advised that the recent results have been circulated in the agenda package.

The Water Quality Inventory Committee scheduled a meeting for Wednesday, January 18, 2006 at 1:30 p.m. in Councillor Goucher's Office.

4.1.4 Halifax Regional Municipality Lake Sampling Program

The Chair advised that this item is to remain on the status sheet, because staff is to report back periodically.

4.1.5 Storm Water Management: Union Street Area

The Chair advised that HRM staff has received the report from SGE Acres and that the Legislative Assistant is going to obtain copies to provide to the Committee at the next meeting.

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. Schaffenburg advised that staff has not received the information that was requested from the applicant at this time.

Mr. Hattin raised concern in regards to dealing with the application in a reasonable time frame as HRM staff had advised that failure to do so can result in an appeal to the Utility and Review Board.

Mr. Schaffenburg advised that a reasonable request was made and that staff is responsible for providing that information. He further added that there are two processes being dealt with at the same time, the re-zoning application and the development agreement. The re-zoning application requires approval in order for the development agreement to proceed. If the re-zoning is not approved, the applicant will not be able to build the proposed institution. Even if the property is re-zoned, an approved development agreement is required. They cannot build as of right because they need to cross a water course and are required to maintain the 100-foot set back.

Mr. Hattin requested that the request for information to the developer be followed up in writing. The Committee agreed and requested that a status update be provided to the Board at the next meeting.

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

The Committee requested a status update for the next meeting.

4.1.9 Gateway Investments

Mr. Schaffenburg advised that a meeting with the developer to discuss the requirements of the

Development Agreement has been scheduled.

4.1.10 Case 00723 - Application by United Gulf Development

See page 3.

5. CORRESPONDENCE, PETITIONS AND DELEGATIONS - None

6. REPORTS

6.1 SUBCOMMITTEE REPORTS

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

Under item 4.1.4. the Subcommittee scheduled a meeting for January 18, 2006 at 1:30.

6.1.2 Paper Mill Lake Advisory Committee

The Chair requested that Councillor Goucher schedule a meeting.

7. ADDED ITEMS

7.3 Guidelines for Protecting our Water Resources

- C A copy of the Guidelines for Protecting our Water Resources prepared by the Halifax Watershed Advisory Board dated September 2005 was circulated to the Committee

Dr. Ray advised that the document was prepared to provide guidance to developers. He further commented that over the years the Board has provided recommendations regarding development agreements. However, the Board has no indication whether or not those recommendations were included in the final development agreement or if the developers have abided by those conditions. He suggested that a five-year project management report be completed. If HRM is not going to ensure that conditions are adhered to or if the Boards recommendations are not going to be included what is the purpose of the Board.

In response to Dr. Ray the Committee agreed that a report card on the last five years is a good idea. However, the issue is enforcement and how do you judge if the Board has been successful in improving and/or maintaining the water quality.

Councillor Goucher commented that some issues are beyond HRM and that sometimes there are other parties involved. There is no question that there is violations and that development does not always go forward according to plan, but most of the time great work is completed.

Mr. Schaffenburg commented that the Board has made several recommendations that have

been incorporated into development agreements and has positively influenced development agreements in other ways, some of which are difficult to audit. Generally development agreements are built as per the agreement. Issues such as maintenance schedules generally arise two to three years late.

A brief discussion ensued regarding applying for a grant to complete the report. The Board agreed that five thousand dollars would not cover the cost and agreed with Mr. Hattin's suggestion that staff proposes it as a thesis case study to determine the influence of the Watershed Advisory Board, the cumulative effect on the water sources, the change in the water quality as a result of the development agreements and maintenance and implementation of development agreements over the long term, would be a better alternative.

7.1 ELECTION OF CHAIR AND VICE CHAIR

Mr. Schaffenburg called for nominations for the position of Chair, Ms. Loney and Mr. Lowther were nominated for the position of Chair. Ms. Loney declined the nomination. With no further nominations the following motion was placed:

MOVED BY Mr. Hattin, seconded by Ms. Loney that Mr. Lowther be elected Chair of the Bedford Watershed Advisory Committee for 2006. MOTION PUT AND PASSED UNANIMOUSLY.

Mr. Schaffenburg called for nominations for the position of Vice Chair, Ms. Loney and Mr. Pilkington were nominated for the position of Vice Chair. Ms. Loney declined the nomination. With no further nominations the following motion was placed:

MOVED BY Mr. Hattin, seconded by Ms. Loney that Mr. Pilkington be elected Vice Chair of the Bedford Watershed Advisory Committee for 2006 MOTION PUT AND PASSED UNANIMOUSLY.

7.2 VOLUNTEER OF THE YEAR AWARD

After a brief discussion the following motion was placed.

MOVED BY Mr. Pilkington seconded by Dr. Ray that the Bedford Watershed Advisory Committee nominate Ms. Loney for the Volunteer of the Year award of Bedford. MOTION PUT AND PASSED.

At this time Ms. Loney raised concern regarding discharging parking lot drainage into sanitary systems that in developments of higher density there may be a cumulative effect. The Chair advised that the discharge passes through an oil grit separator. Mr. Schaffenburg added that it is a requirement of the National Building Code and at the request of the Committee, Mr. Schaffenburg advised that he will review the Building Code Regulation and advise the Board accordingly.

8. NEXT MEETING - February 8, 2006

9. ADJOURNMENT

The meeting adjourned at 8:27 p.m.

Stephanie Parsons
Legislative Assistant