

# HALIFAX REGIONAL MUNICIPALITY

---

## BEDFORD WATERSHED ADVISORY BOARD Wednesday, February 8, 2006 Minutes

**PRESENT:** Mr. Don Lowther, Chair  
Mr. Kevin Dean  
Councillor Len Goucher  
Mr. Rick Hattin  
Dr. Sankar Ray  
Mr. Lem Murphy  
Mr. Anthony Reeder  
Ms. Deborah Gillis  
Ms. Kate Hadden  
Mr. Cedric Pilkington

**STAFF:** Mr. Angus Schaffenburg, Planner II  
Ms. Stephanie Parsons, Legislative Assistant  
Mr. Andrew Bone, Planner

## TABLE OF CONTENTS

<b>1.</b>	<b>CALL TO ORDER</b>	<b>3</b>
<b>2.</b>	<b>APPROVAL OF THE MINUTES</b>	<b>3</b>
<b>3.</b>	<b>APPROVAL OF THE AGENDA, ADDITIONS AND DELETIONS</b>	<b>3</b>
<b>4.</b>	<b>BUSINESS ARISING OUT OF THE MINUTES</b>	<b>3</b>
<b>4.1</b>	<b>Status Sheet:</b>	<b>3</b>
4.1.1	Infilling of Moirs Pond	3
4.1.2	Kearney/Quarry/Paper Mill Dams	3
4.1.3	Bedford West Water Quality Monitoring Program	3
4.1.4	Halifax Regional Municipality Lake Sampling Program	3
4.1.5	Storm Water Management: Union Street Area	3
4.1.6	Paper Mill Run	4
4.1.7	Case 00833 - Application by Full Gospel Church	5
4.1.8	Case 00670 Amendments to the Bedford MPS and LUB for the Crestview CCDD site	6
4.1.9	Gateway Investments	6
4.1.10	Case 00723 - Application by United Gulf Development	3
<b>5.</b>	<b>CORRESPONDENCE, PETITIONS AND DELEGATIONS</b>	<b>6</b>
<b>6.</b>	<b>REPORTS</b>	<b>6</b>
<b>6.1.</b>	<b>SUBCOMMITTEE REPORTS</b>	<b>6</b>
6.1.1	Water Quality Inventory Committee - Paper Mill Lake Watershed Water Quality Program	6
6.1.2	Paper Mill Lake Advisory Committee	7
<b>7.</b>	<b>ADDED ITEMS</b>	<b>7</b>
<b>8.</b>	<b>NEXT MEETING</b>	<b>7</b>
<b>9.</b>	<b>ADJOURNMENT</b>	<b>7</b>

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:02 p.m.

**2. APPROVAL OF THE MINUTES - January 11, 2006**

**MOVED by Mr. Murphy, seconded by Ms. Loney that the minutes of January 11, 2006 be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Deletion Update 4.1.8

Mr. Schaffenburg advised that the developer had requested that this case be withdrawn from the agenda as they need to rework the proposal and resubmit it.

It was also noted that the Case number is 00690.

**MOVED by Ms. Loney, seconded by Ms. Gillis that the agenda be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

**4.1 Status Sheet**

**4.1.1 Infilling of Moirs Pond**

Councillor Goucher advised that meetings are on going, and that an agreement has not been reached at this time.

**4.1.2 Kearney/Quarry/Paper Mill Dams**

No update. To remain on status sheet.

**4.1.3 Bedford West Water Quality Monitoring Program**

The Chair advised that there will be no readings for the winter, the next set of readings will occur spring 2006.

Mr. Pilkington arrived at 7:09 p.m.

**4.1.4 Halifax Regional Municipality Lake Sampling Program**

No update. To remain on status sheet.

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

- C A report entitled Union Street Flood Control - Final Report dated December 2005, commissioned by HRM to SGE Acres was circulated to the Committee for discussion.

Councillor Goucher advised that the report by SGE Acres was tabled at the January 25, 2006 meeting of Northwest Community Council and was referred to the Bedford Watershed Board for input and comment. The scope of the report was to determine what the impact of the installation of 600 mm by 600 mm barriers to water levels upstream and the adjacent properties along Union Street. The report indicates that there would be negligible impact.

A discussion ensued and board members had differing views as to the purpose of the report and whether or not a trend exist as per the statistical analysis provided by SGE Acres, given the fact that a number of residential homes have been flooded in recent years. Those who agreed with the analysis commented that the report indicates that there maybe a change in the future but there is no trend at this time.

The Chair suggested that:

- C the berm be leveled
- C the existing barriers be secured
- C additional barriers be installed up to the service road leading to the Superstore

He commented that the proposal is not a permanent fix but will mitigate the current flooding issues until resources are available to address the entire area.

Councillor Goucher clarified that the intent of the report was to advise HRM on the impact of installing barriers, specifically, assurance that there would be no impact on flows upstream and on adjacent properties before installing them. The question to the Board is whether they concur with the report, that there would be no impact.

Ms. Loney raised concern with providing a recommendation when the report suggest that additional information is required to determine the capacity of the ditch. Councillor Goucher commented that the drainage ditch was outside the scope of the report.

After further discussion the following motion was placed given the fact that the report by SGE Acres indicates that the proposed protection plan has a negligible effect on flooding of structures on the opposite side of the river and upstream structures.

**MOVED by Mr. Dean, seconded by Mr. Reeder that the Bedford Watershed Advisory Board recommend that North West Community Council recommend that staff proceed with the proposed installation of jersey barriers along the right (westerly) bank of the Sackville River from the existing barriers up to the service road leading to the Superstore. MOTION PUT AND PASSED.**

#### **4.1.6 Paper Mill Run**

No update. To remain on the status sheet.

**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**

C A memo dated February 8, 2006 responding to the questions asked by the Board was circulated to the Committee for information.

Mr. Bone submitted a map outlining the 1:100 floodplain and 100 ft set back. He reviewed the questions and answers as submitted in the memo. Mr. Bone advised that there were a lot of issues raised and that staff has not received a response from some of the outside agencies.

Councillor Goucher commented that it is to his understanding that the HRM Senior Engineer has concerns regarding the development of this site due to potential impact on downstream water flows.

Board members commented the answers submitted by staff do not provide enough information to make an informed recommendation. The Board also expressed concern regarding the impact of downstream flows.

A discussion ensued regarding the development of the land. It is of the opinion of some members that you cannot develop the land, given that ½ of the site is a wetland. It was pointed out that the Boards role is not to determine if the land can be developed but to review the 1:100 floodplain. It is up to the developer to determine how they mitigate run off without increasing the outflow.

The Chair advised the members that the Board requested that staff provide an update and suggested that the staff report back to the Board when they have a full proposal.

In response to the concerns/comments raised by the Board, Mr. Bone advised the Board of the following:

C Flows are addressed during the development agreement or re-zoning stage, typically the engineering data is not provided up-front. The developer must meet the requirements of the development agreement, which may result in a redesign. Issues regarding an oil water separators can be addressed in the development agreement,

C Some of the answers to the questions that the Board wants addressed are not available at this stage in the process.

C Nova Scotia Department of Environment and Labor (NSDEL) has not made a site visit. They have advised that any septic system must be designed by a professional

engineer. Determining the impact of the septic field on the wetlands at this stage is speculative. Septic field design is undertaken at the permitting stage and is the responsibility of NSDEL. Their position is that you can design any site to hold any type of septic system, although it maybe costly it does not preclude the development of a septic tank on the site. The design must be acceptable to (NSDEL) they would not approve a design that did not meet their requirements.

Mr. Bone further advised that he did not request the information from the developer as he is waiting until he obtains all the required information. He will present the information to the developer for a full review. The developer will decide at that time if they want to proceed with the proposed development. They will be required to update the environmental study and meet the requirements as outlined in the development agreement. Furthermore, he will confirm with the HRM Senior Engineer to determine if he concurs with the engineering standards.

To remain on status sheet.

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

C A memo dated February 8, 2006 was circulated to the Committee for discussion.

C A letter dated February 7, 2006 from W.M Fares and Associates Inc. to HRM Staff was circulated to the Committee for information.

No discussion as the developer is resubmitting the proposal. See page 3.

**4.1.9 Gateway Investments**

Mr. Schaffenburg advised that discussions with the developer are ongoing.

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

C An e-mail response from staff dated February 2, 2006 was circulated to the Committee for information regarding Garage Drains.

No discussion.

**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**

Mr. Pilkington advised that there are enough funds available for three more samples.

Dr. Ray commented that two years of data provides enough information to draw definitive conclusions. It maybe better to spend the money to have the data analyzed rather than take additional samples.

The members agreed with Dr. Ray, however, Mr. Pilkington advised that the money cannot be transferred for analysis.

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

A document entitled Results of Previous Water Sample of Paper Mill Lake dated September 1996 was submitted for the Clerks file.

No update. Item to remain on the status sheet.

### **7. ADDED ITEMS**

**8. NEXT MEETING - March 8, 2006**

### **9. ADJOURNMENT**

The meeting adjourned at 8:27 p.m.

Stephanie Parsons  
Legislative Assistant