

HALIFAX REGIONAL MUNICIPALITY

BEDFORD WATERSHED ADVISORY BOARD Wednesday, May 10, 2006 Minutes

- PRESENT:** Mr. Don Lowther, Chair
Mr. Cedric Pilkington, Vice Chair
Mr. Rick Hattin Mr. Kevin Dean
Mr. Lem Murphy
Mr. Anthony Reeder
Ms. Kate Hadden
Ms. Elaine Loney
- REGRETS:** Dr. Sankar Ray
Councillor Goucher
- STAFF:** Ms. Thea Langille-Hanna, Planner
Mr. Andrew Bone, Planner
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. in the Nauss Room, Lebrun Centre, Bedford.

2. APPROVAL OF THE MINUTES - April 19, 2006

Amendments:

page 9, item 7.2 addition of the following statement

“He asked the Board if they were interested in participating in the clean up process, all agreed that the Bedford Watershed Advisory Board should participate.”

Correction

page 3, item 4.1.2Kearney/Quarry/Paper Mill Dams

Should read, “The Chair advised that Quarry Lake Dam can be removed from the status sheet.”

Page 6, item 4.4.10, Case 00762 paragraph three bullet two should read “they would like to see the aesthetics improved”

Page 7, item 6.1.1 motion should read

“MOVED by Mr. Murphy, seconded by Mr. Dean that the Bedford Watershed Advisory Board recommend that staff create separate policies for each site. MOTION PUT AND PASSED.”

MOVED by Mr. Pilkington, seconded by Ms. Hadden Kate that the minutes of March 8, 2006 be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS

Addition:

7.1 Watercourses along Southgate Drive and Glenmount Avenue

MOVED by Mr. Murphy, seconded by Mr. Reeder that 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

The Chair advised that Moirs Mill Pond has been transferred to HRM. The Municipality intends to apply for provincial heritage designation. He advised that this item can be removed from the status sheet.

4.1.2 Kearney/Paper Mill Dams

No update. This item to remain on the status sheet.

4.1.3 Bedford West Water Quality Monitoring Program

Ms. Langille- Hanna advised that she had no updates at this time.

This item to remain on the status sheet.

4.1.4 Halifax Regional Municipality Lake Sampling Program

No update, this item remain on status sheet.

4.1.5 Storm Water Management: Union Street Area

Mr. Hattin questioned whether the contract had been awarded. The Chair advised that the contract has not been awarded but has been included in the budget.

The Legislative Assistant clarified that the recommendation from North West Community Council to Regional Council was to request staff to include the project for consideration in the 2006-2007 proposed budget. Regional Council has not approved the 2006-2007 budget.

This item to remain on the status sheet.

4.1.6 Paper Mill Run

This item to remain on the status sheet.

4.1.8 Case 00690 Amendments to the Bedford MPS and LUB for the Crestview CCDD site.

Ms. Langille- Hanna introduced Mr. Cesar Saleh, WMF Associates, who provided an overview of the building and site plan.

During Mr. Saleh's presentation he advised the Board of the following:

- The recommendation before the Board is to reduce the setback requirements from 100 feet to 66 feet.
- The land cannot be developed if the 100-foot setback requirement is maintained. Only 36.7 percent of the site can be developed. Maintaining the 100-foot setback reduces the amount of land available to be developed by another 13 percent.
- 59 units are the permitted density, but the original proposal was for 54 units.
- To maintain the 100 setback requirements the building would have to be shifted toward the Bedford Highway, this would decrease the number of units by another 18 percent thus making the proposal, economically not viable.
- To soften the visual from the highway the building was moved back from the highway and the units reduced by another 15 percent to 51 units.
- There will be no impact on the well and septic systems of the adjacent dwellings.

Responding to questions posed by the Board, Mr. Eric Gledspeed, Engineer advised of the following:

- There are no existing services to the site, but there are existing services along the Bedford Highway. Their intent is to provide an 8-inch lateral for domestic service and sanitary systems.
- At this time information on storage capacity is not available. However, he believes that if the ditch is left in its current state it would flood, the ditch would require mediation.
- Alternatives for providing storage include onsite site storage, increasing the size of the catch basin and maintaining the flow of water on the upper parking lot.
- They are confident that there will be no impact on the wells, given that the rock is stable and dense. They do not anticipate any blasting, however there maybe some drilling.
- The development agreement contains a provision that requires the developer to extend municipal services if the wells are disturbed.
- A sediment fence will be installed five feet from the brook to prevent filtration.

Further discussion ensued and the following was noted by the Board:

- The increase in development along the Bedford highway poses a concern for flooding the Bedford Waterfront Property Land.
- Justification for meeting Policy E-8 has not been provided.
- It has not been proven that it is not economically viable to reduce the number of units.
- It has not been demonstrated that the land cannot be developed within the 100-foot set back .
- Concern was expressed regarding the grade and slopes.
- The existing ditch and culvert will not hold additional capacity which is a concern.
- There is the potential of flooding the Bedford Highway.
- The outflow will be greater than what it currently is.
- Permission from the adjacent property owners to discharge water onto their property should be obtained.
- All the options have not been explored.

Mr. Caesar commented that only 36 percent of the site can be developed due to the location of the brook, the quality of the proposed building and underground parking makes reducing the site by 30 percent economically not viable.

Ms. Langille - Hanna advised the Board that some issues that the Board has identified can be addressed through the development agreement at this stage some questions cannot be answered.

Responding to concerns of the Board, Mr. Gledspeer advised of the following:

- If it is determined that the ditch cannot hold the capacity, the proposal would not proceed as there is no other way to provide drainage to the site.
- In order to proceed they need to modify the existing conditions, by deepening, widening and stabilizing the bank along the Bedford Highway.

Ms. Langille Hanna advised that HRM rejected the application when the proposal was submitted within the 100-foot setback requirement due to the scale and massing along the Bedford Highway.

MOVED by Mr. Hattin, seconded by Mr. Pilkington that the Bedford Watershed Advisory Board recommend that North West Community Council refuse to amend the Bedford MPS and LUB for the Crestview CCDD site Case 00690 for the following reason:

- 1. It has not been demonstrated that the land cannot be reasonably developed by complying with the 100 foot site disturbance provisions as per policy E-8.**

2. Further that additional information be provided regarding storm runoff, down flow effects and the capacity of the ditches on the Water Commission Lands.
MOTION PUT AND PASSED.

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. Andrew Bone, Planner, provided a brief overview of the application and advised that the intent of the application is to re-zone to institutional. As per policy E8 and policy E4 a development agreement is required because the watercourse needs to be crossed.

He further advised of the following:

- SNC Lavlin completed a model of the floodplain to determine the means in which stormwater will be controlled on the site, they also produced a revised site plan.
- Asphalt parking around the perimeter will be graded to go into the central catchment and holding area.
- The central collection point will be discharged into the watercourse through an oil water separator.
- The Department of Environment and Labour has determined that it is a full watercourse. Therefore, a Sedimentation and Erosion Control Plan will be required at the permitting stage.
- HRM engineering staff has recommended various engineering requirements to control downstream flooding, which resulted in a redesign of the site.
- It has not been determined if crossing the driveway will handle a 1:100 storm event, as the details have not been provided.
- The design of the septic field will have to handle the flows of the site and any discharge must be treated.
- The Department of Environment has voiced no concerns as all designs are reviewed at the permitting stage and must meet their requirements.

Mr. Napal, SNC Lavalin, Engineer advised the Board of the following:

- There is flexibility to move the parking lot.
- Water is only visible during the winter.
- Loss to the floodplain will be minimal.

- Calculations for storage rate capacity have not been completed
- During a 1:10 storm water event 3-4 cubic feet of water flows down the stream per second

Ms. Hadden expressed concern that there is no assurance that discharge will not contaminate Sandy Lake and there needs to be mechanisms in place to monitor compliance, such as an engineering certification.

Responding to Mrs. Hadden, Mr. Bone advised of the following:

- Assurance that there will be no significant impact on the watercourse is required.
- The Halifax Watershed Board has requested that as part of the development agreement maintenance records be forwarded to the Board for review.
- From a staff perspective it is assumed that septic tanks are to be maintained to the manufacture's specifications.
- If there is a means to certify that the work has been completed, staff can explore the wording of such a clause.

Mr. Ellis commented that the tanks need to be properly maintained in order to work effectively. HRM does not have the resources to take on the responsibility of ensuring that the tanks are maintained.

Responding to questions of Mr. Dean, Mr. Bone advised of the following:

- The site is currently not serviced. However, given that the site is part of the Greater Bedford West Master Plan there is the potential for it to be serviced in the future. A clause in the development agreement could require the developer to hook up to the service if it becomes available.
- The province would determine whether or not the septic field could be in the wetland or in the floodplain. Typically this is determined at the permitting stage.
- The municipality has no input into this process. Staff can forward the Boards concerns to the province.

Mr. Dean questioned if there was a way for HRM to measure actual pre and post flows from the site. He suggested that periodic measurements of flows at various rainfall levels be a requirement for a reasonable period of time and that if post construction flows at various rainfall levels exceed pre construction flows, the developers be required to take further controlling measures.

Mr. Bone advised that if there is a need to balance flows and restrict discharge those requirements would be conditions within the Stormwater Management Plan.

A discussion ensued and the following motion was placed.

MOVED BY Mr. Hattin, seconded by Mr. Pilkington that the Bedford Watershed Advisory Board table the SNC Lavin Report and recommend that North West Community Council:

1. **Approve Case 00883, 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 subject to the following:**
 - **A stormwater central retaining pond**
 - **Monitored and controlled outflow systems from the roof**
 - **Proper management of the Stormceptors**
 - **Certification of maintenance of the septic tanks**
 - **An engineering review of downstream flows**
2. **Forward the boards concerns regarding the septic tanks to the Board to the Department of Environment pending an engineering review for downstream flows.**
3. **Request that staff determine if there is a way to measure actual pre and post flows from the site, if so that periodic measurements of such flows at various rainfall levels be a requirement for a reasonable period of time, and if post construction flows at various rainfall levels exceed pre construction flows, the developer be required to take further controlling measures.**

MOTION PUT AND PASSED.

5. CORRESPONDENCE, PETITIONS AND DELEGATIONS

5.1 Presentations

5.1.1 Environmental Management Services Projects Update

Mr. David Ellis, Engineer, HRM provided a brief overview of the Environmental Management Services Projects and the following was noted:

- Of the 43 million dollars allocated to Environmental Management Services only 3.4 million dollars are allocated to stormwater/ wastewater, these funds are used for infrastructure and maintenance

- A priority rating system determines the order in which projects will be completed.

Projects proposed for 2006/2007 include the following in order of importance:

- Drain discharging ice in the streets
- Wastewater surcharges at manholes
- Collapsed sewers
- Inflow and infiltration

The priorities for the next 25 years are as follows:

- Gravity sewers
- Pumping stations
- Wastewater treatment plants
- Wet weather flow control
- Source control infrastructure

These projects will cost approximately 625 million dollars.

Other projects include:

- Street drainage systems
- Bedford/ Sackville Trunk Sewer Manhole rehabilitation
- Bedford West Development
- Studies in areas 5, 6, 7 of the Sackville River
- Surcharging of wastewater onto the Bedford Highway
- Mill Cove Sewage Treatment Plant sewer study
- Repairing the twin culverts on Kearney Lake Road
- Mill Cove Wastewater Treatment Plant rehabilitation
- Uplands Park Wastewater Treatment Plant, UV disinfection
- Sonar inspection
- Storage tanks

The Chair thanked Mr. Ellis for his informative presentation.

4.1.9 Gateway Investments

No discussion due to time constraints. This item to remain on the status sheet.

4.10 Storm Water Management Kearney Lake Road, Covey Property

No discussion due to time constraints. This item to remain on the status sheet.

6. REPORTS

6.1 STAFF REPORTS - NONE

6.2 SUBCOMMITTEE REPORTS

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

No discussion due to time constraints. This item to remain on the status sheet

6.2.2 Paper Mill Lake Advisory Committee

No discussion due to time constraints. This item to remain on the status sheet.

7. ADDED ITEMS

7.1 Watercourse along Southgate Drive and Glenmount Avenue

MOVED BY Mr. Reeder, seconded by Mr. Hattin that this item be deferred. MOTION PUT AND PASSED.

8. NEXT MEETING - June 14, 2006

9. ADJOURNMENT

The meeting adjourned at 9:35p.m.

Stephanie Parsons
Legislative Assistant