

BEDFORD WATERSHED ADVISORY BOARD
MINUTES
November 8, 2006

PRESENT: Mr. Richard Hattin, Chair
 Mr. Kevin Dean
 Ms. Kate Hadden
 Ms. Elaine Loney
 Mr. Lem Murphy
 Dr. Sankar Ray
 Mr. Robert Apold
 Mr. Quentin Hill
 Councillor Gary Martin

REGRETS: Mr. Anthony Reeder

STAFF: Mr. Andrew Bone, Planner
 Ms. Julia Horncastle, Legislative Assistant

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1. CALL TO ORDER

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

Members of the committee were afforded an opportunity to introduce themselves.

2. APPROVAL OF MINUTES - September 13, 2006

MOVED by Mr. Murphy, seconded by Mr. Dean, that the minutes of September 13, 2006, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

The agenda was accepted as circulated.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 STATUS SHEET

4.1.1 Kearney/Paper Mill Dams

No information received. To remain on status sheet.

4.1.2 Bedford West Water Quality Monitoring Program

A report entitled "Kearney Lake and Paper Mill Lake Water Quality Monitoring Program" was before the Committee. Mr. Ray advised he would address this report under item 7.2.1.

4.1.3 HRM Lake Sampling Program

This item was deferred to the next meeting.

4.1.4 Paper Mill Run

No information received. To remain on status sheet.

4.1.5 Gateway Investments

A copy of an e-mail from Mr. Treavor Creasor, Development Officer, was circulated to the

committee.

Mr. Bone advised the development was in compliance with the development agreement and there is no additional work to be done. The berm has been completed with tree planing and hydro seeding as required under the development agreement.

It was requested Mr. Bone confirm that all requirements under Clause 2.7 of the development agreement have been addressed and complied with.

4.1.6 Stormwater Management Kearney Lake Road (Covey Property)

Mr. Bone advised he would pursue this issue with Mr. John Sheppard, Environmental Management Services as to the status.

5. CONSIDERATION OF DEFERRED BUSINESS - NONE

6. CORRESPONDENCE, PETITIONS AND DELEGATIONS - NONE

7. REPORTS

7.1 STAFF REPORTS

7.1.1 Case 00948: Application by Sobey Leased Properties to amend the development agreement for Mill Cove Plaza, 961 Bedford Highway to permit a retail gas bar

- A memorandum dated October 23, 2006, on the above noted, was before the Committee.

Mr. Bone advised an application had been received to amend the development agreement on Mill Cove Plaza to allow for a gas bar and convenience store. The current development agreement allows for a two storey commercial building on site at twenty thousand square feet in total. He noted that because this is a Comprehensive Development District there is no specific policy with regard to the setback from the watercourse. The scope of work is placement of building, pumps and tank.

Mr. Glen Boone, Director, Real Estate and Development, Sobey Leased Properties introduced Mr. Kirby Thompson, Consultant.

In response to questions and concerns raised by members of the committee, Mr. Boone

advised:

- The title of Moirs Pond was transferred back to HRM,
- The waterlot behind the store was not transferred and is currently being maintained as an area for runoff,
- The capacity of the underground storage tanks will be 5,000 gallons of regular, 5,000 gallons of diesel and 10,000 gallons of high test,
- The tanks have been situated as far as possible away from the watercourse,
- There is a sediment and erosion control plan that has to be followed during construction and storm ceptors are located to capture runoff,
- The hours of operation will depend on demand,
- Snow will be moved to HRM approved dumping sites,
- The storm ceptors will be cleaned twice a year,
- They will be using double walled underground fibreglass tanks which are reinforced and have a twenty five year guarantee,
- There tanks are double walled with a brine solution between the two walls which will detect any perforation in the tank wall

It was noted that the main concerns is regular maintenance of the storm ceptors.

The committee requested that the maintenance records for the storm ceptors be forwarded to them on an annual basis.

MOVED by Mr. Dean, seconded by Mr. Murphy that from a protection of waters perspective the Bedford Watershed Advisory Committee recommends approval of the application by Sobey Leased Properties to amend the development agreement for Mill Cove Plaza, 961 Bedford Highway to permit a retail gas bar (Case 00948) as presented subject to the inclusion in the development agreement the maintenance and operation of the installed storm ceptors. MOTION PUT AND PASSED UNANIMOUSLY.

7.2 SUBCOMMITTEE REPORTS

7.2.1 Water Quality Inventory Committee - Paper Mill Lake - Watershed Water Quality Program (AMEC)

The Committee was in receipt of a synopsis of the report.

Dr. Ray noted the following:

- The document does not examine the potential influence of the future development on water quality characteristics of the Kearney and Paper Mill lakes,
- The data has not been completely analysed,
- How the samples were taken has not been documented,
- What is the present condition of the lakes and how will they be affected by future development.

Following discussion, the committee agreed to forward Dr. Ray's comments and the information to Mr. Tony Blouin, Environmental Management Services for review for the December meeting.

7.2.2 Paper Mill Lake Advisory Committee

No update provided at this time.

8. ADDED ITEMS

8.1 Vote of Thanks - Ms. Parsons

MOVED by Ms. Loney, seconded by Mr. Dean that a vote of thanks be extended to Ms. Stephanie Parsons for her support to the committee. MOTION PUT AND PASSED UNANIMOUSLY.

9. NEXT MEETING

The next meeting is scheduled for Wednesday, December 13, 2006.

10. ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

Julia Horncastle
Legislative Assistant