

BEDFORD WATERS ADVISORY BOARD
MINUTES

December 12, 2007

PRESENT: Mr. Rick Hattin, Chair
Mr. Lem Murphy, Vice Chair
Ms. Kate Hadden,
Dr. Sankar Ray,
Mr. Quentin, Hill
Ms. Elaine Loney
Mr. Robert Apold

ABSENT: Councillor Gary Martin

STAFF: Mr. Andrew Bone, Senior Planner
Mr. Paul Morgan, Planner
Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

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

The Chair advised that North West Community Council recently approved his and Mr. Murphy's re-appointment to the Board.

The Chair also advised that in September, North West Community Council approved an amendment to the Board's Terms of Reference in regard to quorum. He added that the amendment brings the Board's requirement for quorum in line with Regional Council's procedure. He noted that the Board currently has seven voting members, therefore, quorum is four.

2. APPROVAL OF MINUTES - May 9, 2007; August 8, 2007

In reference to the May minutes, the Chair advised that Ms. Loney had carried out a review of the Board's past minutes concerning the Morrison flooding issue and update on the dams, and the information was provided to Mr. Bone.

Mr. Bone indicated that he spoke with Mr. Charles Lloyd and has notes from this discussion which he will send to the Board

MOVED by Ms. Loney, seconded by Mr. Murphy that the minutes of May 9, 2007 be approved. MOTION PUT AND PASSED.

In reference to the August minutes, the Chair asked for an update on the status of the application by Sobeys RE Mill Cove Plaza development agreement.

Mr. Bone advised that North West Community Council approved the application and the development agreement is in the process of being signed. Mr. Bone advised that he would provide an update on this matter for the Board's next meeting.

The Chair also noted that at the August meeting, Ms. Hadden was asked to review a document which former Councillor Len Goucher had provided to Mr. Hill.

Ms. Haddon advised that she reviewed the document (*Microinvertebrates Studies Conducted from 2004-2007 from Kearney Lake to Paper Mill Run*) and determined that it had little value as, essentially, no analysis was carried out. She explained that it appeared that sampling was done and the numbers were noted, but there was no analysis of the numbers.

A brief discussion ensued and the Board concurred that the document was of marginal value and no further action would be taken.

MOVED by Mr. Murphy, seconded by Mr. Apold that the minutes of August 8, 2007 be approved. MOTION PUT AND PASSED.

3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS

Ms. Loney asked staff to provide an update at the next meeting on the property violations in regard to the application by the Full Gospel Church.

Mr. Apold questioned if there were any updates pertaining to the Status Sheet. A brief discussion ensued and the Chair noted that a Status Sheet would be circulated with the next agenda package.

4. BUSINESS ARISING/DEFERRED BUSINESS:

4.1 Bedford West Stormwater Management Plan and Lake Monitoring Program

A document entitled, *Master Stormwater Management Plan for the Parks of West Bedford Subareas 3, 4, and 6* prepared by Jacques Whitford Environment Limited for West Bedford Holdings Limited was submitted.

A memorandum dated December 5, 2007 from Mr. Paul Morgan, Planner was submitted.

Mr. Morgan referred to his memo and explained that it outlines the policies under the Bedford West Secondary Planning Strategy pertaining to stormwater management and lake monitoring. He asked that the Board give consideration to the criteria outlined in the memo, while hearing this evening's presentation. Mr. Morgan added that the Board will be asked to make a recommendation to North West Community Council in regard to whether the Plan conforms to the criteria.

Mr. Mike Hanusiak, addressed the Board and advised that he was the Project Manager for West Bedford Holdings Limited. He introduced Mr. Scott MacCallum, an engineer with Clayton Developments, noting that he has taken a lead role in the project. He also introduced Mr. Earl Richardson, Vice President of Operations for Clayton Developments; Mr. Don Williams, McWilliams Engineering; and Elizabeth Kennedy, Jacques Whitford.

Mr. Hanusiak advised that in August 2006 Annapolis Group sold their lands to West Bedford Holdings, which is a partnership of Cresco and Clayton Developments. Mr. Hanusiak noted that he was Senior Vice President and General Manager of Clayton Developments.

Mr. Hanusiak provided an overview of the project and then turned the presentation over to Mr. MacCallum who began a review of the Stormwater Management Plan, as contained in the submitted report.

The following points were noted:

- C the stormwater flow design is a similar approach to what was done in Bedford South
- C the natural ravine will create a retention pond and dam
- C areas where they cannot have a retention pond, the roads will be reduced
- C Bedford West Holdings did not purchase the dams or the responsibility - - Annapolis agreed to rehabilitate and provide flow controls for the three dams; two have been complete but the Paper Mill dam is yet to be done
- C since the Paper Mill dam has not yet been upgraded, it's retention capability is not reliable; the document contains a clause which states that if the dam is not properly designed, they are prepared to install retention ponds (in order to ensure balanced flows)
- C at this stage, the Board is being asked for approval on Subareas 3 and 4
- C the calculations and protocol presented in the document have been accepted by the Provincial Department of the Environment
- C the density is six residential units per acre with the commercial component being a bit higher. The density is the same as Bedford South.

The representatives responded to questions from the Board.

In response to a concern about the maps contained in the document, Mr. Hanusiak indicated that, if it were helpful, he could provide a digital (CD) copy of the maps.

Ms. Loney also noted that since the maps had to be reduced in size to fit the document, the text on maps was illegible, and she had difficulty in locating stormwater retention at specific sites.

Mr. Hanusiak advised that he would provide full-size maps for the Board members.

The Chair referred to Section 5.2 and noted that the retention ponds are not mentioned in the table.

Ms. Kennedy indicated that she would take this point back to the report authors.

Mr. MacCallum continued his presentation, reviewing the results of the stormwater quality modelling. He advised that they want to take advantage of the natural topography of the development, and then introduced Ms. Elizabeth Kennedy who addressed the wetlands on the development and how they will be able to utilize the natural features of the site.

In response to a question by the Chair, Mr. Hanusiak advised that, where it is practical and feasible to hand over the responsibility of the buffer strips to the Municipality, they do so. In other cases it is identified in the Development Agreement as a private nondisturbance area.

In response to a further question on this matter, Mr. Hanusiak explained that the development agreement would identify the penalty for compromising the buffered area, adding that it is attached to the deed and runs with the title of the property. He added that it is no longer simply a covenant, but it is now the law.

Due to time constraints, the Board adjourned. **Board Members agreed** to continue the discussion at the next regular meeting.

Mr. Hanusiak advised that if, in the interim, any members had questions or comments they wanted to pass along, they could forward them through Mr. Morgan.

5. CORRESPONDENCE, PETITIONS & DELEGATIONS: None

6. STATUS SHEET REVIEW :

- 6.1 Kearney/Paper Mill Dams
- 6.2 Bedford West Water Quality Monitoring Program
- 6.3 Morris Mill Pond- Infill a Water Lot
- 6.4 Development Agreements at 1st reading
- 6.5 Case 00970- Sub Area 2 of the Bedford West Planning Strategy
- 6.6 Paper Mill Run- flooding on Morris property/re-direction of stream
- 6.7 Dartmouth Lakes Advisory Board Testing Protocol
- 6.8 Union Street Storm Water Management 2006
- 6.9 Bedford West Storm Water Management Plan
- 6.10 Student Representative

Status Sheet items were not dealt with due to time constraints.

7. ADDED ITEMS: None

8. NEXT MEETING - January 9, 2008

9. ADJOURNMENT

The meeting adjourned at 9:09 p.m.

Sheilagh Edmonds
Legislative Assistant

The following items were submitted for information:

1. Memo RE 2008 Meeting Dates
2. Motion from North West Community Council - Re-appointment of Lem Murphy and Rick Hattin