

BEDFORD WATERS ADVISORY BOARD

December 10, 2008

MINUTES

PRESENT: Mr. Rick Hattin, Chair
Mr. Lem Murphy, Vice Chair
Ms. Kate Hadden
Mr. Quentin Hill
Councillor Tim Outhit

REGRETS: Dr. Sankar Ray

STAFF: Mr. Andrew Bone, Senior Planner
Ms. Barbara Coleman, Legislative Assistant

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 - 5.2 Case 01159 Application by Clayton park Developments to enter into a development agreement to permit a mixed use development at Neighbourhood D, E, And Commercial Area Of Bedford South, PID #40288128, Bedford
 - 5.3 Case 01194 - Application by Clayton Developments on behalf of Cresco Holdings and 3030726 NS Limited to enter into a Development Agreement to permit a mixed use development at Neighbourhood F and Commercial Area of Bedford South, PID#00289165, Bedford
6. CORRESPONDENCE, PETITIONS AND DELEGATIONS: None
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 - 7.1 Kearney/Paper Mill Dams
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11. ADJOURNMENT

1. CALL TO ORDER

2. APPROVAL OF MINUTES - June 10, 2008, July 9, 2008

June 10, 2008 - Correction: "Moirs" Mill Pond was spelled incorrectly.

July 9, 2008 - Correction: Mr. "Hattin's" name was spelled incorrectly.

MOVED BY Mr. Hill, seconded by Mr. Murphy that the minutes of June 10, 2008 and the minutes of July 9, 2008 be approved as amended.

Mr. Hattin noted for the record that this is the first time that the Board has met since July.

The Chair also advised the Committee that a letter of resignation has been received from Mr. Robert Apold.

3. APPROVAL OF AGENDA / ADDITIONS AND DELETIONS

Additions:

9.1 Water Quality Analysis by Dr. Walton Watt

9.2 Membership

4. BUSINESS ARISING/DEFERRED BUSINESS:

5. NEW BUSINESS:

5.1 Approval of Meeting dates for 2009

Meeting dates for the upcoming year was deferred

5.2 Case 01159 - Application by Clayton Developments to enter into a Development Agreement to permit a mixed use development at Neighbourhood D, E, And Commercial Area of Bedford South, PID #40288128, Bedford

Case 01194 - Application by Clayton Developments on behalf of Cresco Holdings and 3030726 NS Limited to enter into a Development Agreement to permit a mixed use development at Neighbourhood F and Commercial Area of Bedford South, PID#00289165, Bedford

A memorandum dated November 30, 2008 was before the Board.

Andrew Bone, Senior Planner, Planning Applications, reviewed the application submitted by Clayton Developments Limited, which includes both Case 01159 and Case 01194 noting the following:

- Case 01159 has been brought forth by Clayton Developments Limited and Case 01194 has been brought forth by Clayton Developments on behalf of Cresco Holdings and 3030726 NS Limited
- There is a small parcel of land owned by Emscotte Lands that is not part of this development.
- Large amount of blasting will needed to make this development possible because of the ridging of the land.
- The Province will maintain control of the stormwater management.

Mr. Bone, in response to a question from the Chair, noted that his main concerns were making sure that the wetlands were properly identified and the Storm Water Management plan was covered off properly by the Province.

Discussion ensued with Staff and the proponents on hand to answer any questions that the Board had, and noted the following:

- The Bi Centennial Highway is going to be widen to a six lane highway and two roundabouts will be used to control the traffic.
- Final phases of the Bedford South ABC &D have been approved and are under construction now.
- The HRM Master Stormwater Management Plan for the Wentworth Bedford South Development was approved in 2002
- The water that passes under the Bi Centennial Highway passes through three wooden culverts that will not be changed. HRM has no control over this as this is within provincial jurisdiction.

MOVED By Mr. Lem Murphy, seconded by Mr. Quentin Hill that Bedford Watershed Advisory Board approves the Master Storm Water Management Plan for sections D, E, and F and the Commercial Area of Bedford South as per Case #'s 01159 and 01194.

MOTION PUT AND PASSED

6. CORRESPONDENCE, PETITIONS AND DELEGATIONS: None

7. STATUS SHEET REVIEW:

- 7.1 Kearney/Paper Mill Dams
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Status Sheet was deferred

8. Planning Services Status Sheet - Update

Planning Services Status Sheet was deferred.

9. ADDED ITEMS

9.1 Water Quality Analysis by Dr. Walton Watts

Mr. Hattin advised the Board that he has turned all the information that he was able to obtain from Mr. Cameron Deacoff, Environmental Performance Officer, Sustainable Environment Management. Office over to Dr. Walton Watt noting the following:

- Will take approximately two (2) months to do the water quality analysis on the data;
- Dr. Watts has quoted \$80 per hour;
- It will cost between \$8,000 and \$12,000 to do the water quality analysis from 1980 to 2006 for Kearney Lake and Papermill Lake;
- What this analysis will tell at the end of the day is what is the most sustainable load of residential population around the lakes that are the subject of the analysis.
- Bedford Watershed Advisory Board wants to be sure that the most sustainable load of residential population around the lakes in question is not being succeeded by ongoing development.

The Board discussed the possibility of financing this project through the Councillors' Discretionary Funds to a fixed amount of \$10,000.00. The Chair will contact Dr. Wallen to advise him of this fixed amount.

9.2 Memberships

Councillor Outhit gave a verbal update on the membership status for new members of the time frame of selecting new members for the committee.

Councillor Outhit advised the Board that he had been asked by his colleagues why Bedford Watershed Advisory Board stood alone and why it was not merged with the Halifax Watershed Advisory Board. Merger of the two Boards was discussed and it was decided that the LA from Bedford Watershed Advisory Board would contact the LA from Halifax Watershed Advisory Board and arrange a meeting to discuss the merger of the two watersheds for the next meeting of the Bedford Watershed Advisory Board.

10. NEXT MEETING - January 14, 2009

11. ADJOURNMENT

The meeting adjourned at 9:05 p.m.