

BEDFORD WATERS ADVISORY BOARD

June 11, 2008

MINUTES

PRESENT: Mr. Rick Hattin, Chair
Ms. Kate Hadden
Ms. Elaine Loney
Mr. Quentin Hill
Dr. Sankar Ray
Councillor Tim Outhit

REGRETS: Mr. Lem Murphy, Vice Chair
Mr. Robert Apold

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

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1. CALL TO ORDER

The Chair called the meeting to order at 7:04 p.m.

Prior to beginning the session, the Chair introduced Councillor Outhit and Ms. Barbara Coleman.

Councillor Outhit is the new councillor for District 21 and as such will be sitting on the Advisory Committee.

There has been a staff change in the Municipal Clerks Office resulting in a new Legislative Assistant for Bedford Watershed Advisory Committee. Ms. Coleman will be replacing Ms. Edmonds.

2. APPROVAL OF MINUTES - February 27, 2008 and March 14, 2008

March 14, 2008 - Page 3 second last paragraph from the bottom should read, "Ms. Leticia Smillie . . .".

MOVED BY Ms. Loney, seconded by Mr. Hattin that the minutes of February 27, 2008 be approved and the minutes of March 14, 2008 be approved as amended. MOTION PUT AND PASSED

3. APPROVAL OF AGENDA / ADDITIONS AND DELETIONS:

4. BUSINESS ARISING/DEFERRED BUSINESS: None

4.1 Case 01141 Golf Links Flag Lot

A staff report dated May 7, 2008 was before the Bedford Watershed Advisory Committee.

Mr. Andrew Bone gave a presentation on behalf of Ms. Leticia Smillie noting the following:

- there is a 20 metre buffer
- there is no disturbances in the buffer zone
- should any disturbance develop there will be penalties enforced
- there is a challenge with the steep grade of the driveway but it flattens out in the most sensitive areas.

Ms. Loney expressed concerns that the driveway was too close to the buffer zone. There is a real potential there for runoff.

In previous lots that the Bedford Watershed Advisory Board has been asked to consider, they were pre-regional plan. The setback at that time offered more protection as it was a 50' buffer zone.

There are real issues for traffic. There are no sidewalks and very narrow roads. This lot may be suitable for a flag lot but not a basement apartment.

MOVED BY Mr. Hill, seconded by Dr. Ray to approve the Development Agreement to permit a flag lot and the construction of a dwelling with an apartment unit at 84 Links Road, Bedford. PID 40110678. MOTION PUT AND PASSED

4.2 Case 00970: Bedford West - Sub Area 2 - Proposed Water Quality Monitoring Program

A staff report dated June 3, 2008 was before Bedford Watershed Advisory Board.

Andrew Bone, Senior Planner, gave a overview of this case. The proponents were also present to answer questions.

Discussions ensued with many of the concerns of BWAB noted. The group suggested that some practical testing be completed in a lake such as Russell Lake and bring the results back to this group. This would be comparable to what could happen with papermill lake.

Concern was raised that retaining the water in retention ponds for 36 hours was not long enough. BWAB would like to see some practical testing to see if this is really long enough to clean up the sediment. If there should be back-to-back storms, sediment would still be in the retention pond and there is the potential for run off into the Paper Mill Lake.

Different methods were discussed to handle the sediment. BWAB asked if one could increase the size of the retention ponds to make a wetland. The rock land hinders this type of construction. Blasting would be needed to make this happen and the trade off would not be worth it. Engineering wetlands might be another solution, however, it would be very costly and difficult to maintain.

The build up time of this project would span from 2 to 12 years. During this time testing would be done periodically and the proponents assured members of the Board that adjustments would be made as needed to ensure the preservation of the lake.

In response to the proponents' question of what makes this different from Areas 3, 4, and 6, Mr. Hattin replied that Areas 3, 4, and 6 did not directly affect the lake, however, Area 2 would have direct impact on the lake and this would be the last chance to protect Paper Mill Lake.

MOVED BY Ms. Elaine Loney, seconded by Mr. Sankar Ray that the HRM shall inform the Department of Environment of increased levels of phosphate. MOTION PUT AND PASSED

The proponents and the Board agreed that more discussion was needed before a decision could be made. Members of BWAB asked that solutions be brought back to the table to address the concerns that the Board has with this development. This matter was deferred until the next meeting.

5. NEW BUSINESS:

5.1 Master Stormwater Management Plan for The Parks of Bedford West - Sub Area 2

Bedford Watershed Advisory Board has considerable amount of water quality data on for Paper Mill Lake, Corey Lake, and Kearney Lake. This information needs to be put together to make sense of the data and to make a baseline. It needs to be done soon or it will not longer be current. The Chair will talk to Bill Scott to see if a graduate student might be assigned to assemble the data for BWAB.

6. CORRESPONDENCE, PETITIONS AND DELEGATIONS: None

7. STATUS SHEET REVIEW:

7.1 Kearney/Paper Mill Dams

Deferred

7.2 Bedford West Water Quality Monitoring Program

Deferred

7.3 Morris Mill Pond – Infill Water Lot

Deferred

7.4 Development Agreements at First Reading

Deferred

7.5 Case 00970 - Sub Area 2 of the Bedford West Planning Strategy

Deferred

7.6 Paper Mill Run - Flooding on Morris Property/Re-Direction of Stream

Deferred

7.7 Dartmouth Lakes Advisory Board Testing Protocol

Deferred

7.8 Union Street Storm Water Management 2006

Deferred

7.9 Bedford West Storm Water Management Plan

Deferred

8. PLANNING SERVICES STATUS SHEET - Update

Deferred

9. ADDED ITEMS: None

10. NEXT MEETING:

The next regular meeting is July 9, 2008. Another meeting place will have to be selected. The Legislative Assistant will make the necessary arrangements and send out to the Committee members.

11. ADJOURNMENT:

The meeting adjourned at 8:55 p.m.

Barbara Coleman
Legislative Assistant

The following information item was submitted:

- C Staff report to the North West Planning Advisory Committee dated April 24, 2008
RE: Case 01048 - Bedford West Development Agreement, Sub-areas 3 & 4