

BEDFORD WATERSHED ADVISORY BOARD
MINUTES

February 15, 2012

PRESENT: Richard Hattin, Chair
Lynn Davis
Councillor Tim Outhit

REGRETS: Lem Murphy, Vice Chair

STAFF: Andrew Bone, Senior Planner, Planning Services
Cameron Deacoff, Environmental Performance Officer
Jacqueline Belisle, Planner, Planning Services
Kim Cahill, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 7:02 p.m. at the BMO Centre, Gary Martin Drive, Bedford.

2. APPROVAL OF MINUTES – September 14, 2011 & October 26, 2011

MOVED by Lynn Davis, seconded by Richard Hattin, that the October 26, 2011 Bedford Watershed Advisory Board minutes be approved, as circulated. MOTION PUT AND PASSED.

The Chair clarified that the September 14, 2011 minutes have already been approved by the Board, although an error has since been noted. The minutes are before the Board for approval again, with an amendment that the recommendation of the Board with regard to Case 17082 – Emscote Development Agreement – Bedford South/Wentworth - be directed to Chebucto Community Council instead of North West Community Council.

MOVED by Lynn Davis, seconded by Richard Hattin, that the September 14, 2011 Bedford Watershed Advisory Board minutes be approved, as amended. MOTION PUT AND PASSED.

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

Additions:

- 8.1 Status Update on the Bedford Watershed Advisory Board – Councillor Outhit
- 8.2 Update on the Papermill Dam – Councillor Outhit
- 8.3 Status Update on the Bedford Waterfront Development Project
- 8.4 Halifax Water – Integrated Resource Plan

MOVED by Lynn Davis, seconded by Richard Hattin that the order of business be approved, as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

The Board noted that on page 6 of the October 26, 2011 minutes, Mr. Dmytriw did not provide a clear answer about whether or not current data from Susie's Lake would be included. The Board asked staff to send a note to Mr. Dmytriw requesting a response to the question of data inclusion.

Mr. Andrew Bone, Senior Planner, HRM Planning Services updated that the Emscote Development Agreement will be going forward to the Chebucto Community Council shortly.

Mr. Bone also updated that the subarea 9 of West Bedford was approved by Council last month.

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. REPORTS

6.1 Case 17424: Application to amend the Bedford Land Use By-law for the Bedford West Business Campus Zone

A staff memorandum dated January 30, 2012 was before the Board.

Excerpts from the Bedford Land Use By-law were circulated to the Board.

Ms. Jacqueline Belisle, Planner, HRM Planning Services, introduced herself and Mr. Kevin Neatt, Associate Planner for West Bedford Holdings Limited. Ms. Belisle gave a presentation on Case 17424, application by West Bedford Holdings Limited to amend the Bedford Land Use By-law to consider the following changes to the Bedford West Business Campus Zone: a) reconfiguration of Areas A and B; b) allow for additional land uses in Area B, and; c) changes to requirements regarding: total lot size, parking, landscaping and setbacks.

In accordance with the Board's terms of reference, the following proposed amendments, as outlined in the December 16, 2011 Letter of Intent from the Applicant (Attachment A to the staff memorandum) were discussed:

- Item 5: Reduce the watercourse set back from 30.5 m to 20 m (100 ft. to 66 ft.)
- Item 8: Include gas bars / service stations as a permitted use within Area B

The Chair requested clarification as to the proposed redefining of the areas A and B to include the watercourse. Ms. Belisle confirmed that the request is to reposition the entire watercourse and other residential developments into Area B.

Mr. Neatt clarified that in the stormwater management plan from roughly 3 to 4 years ago, the watercourse was designated as a possible stormwater retention area. He explained that there is a pipe at the end of the watercourse that runs across, towards the West Bedford site. He confirmed that West Bedford Holdings Limited does not intend on filling in the watercourse but wants to have a buffer placed around it that is consistent with both regional and municipal plans at 20 m.

The Chair stated that the lake is only 10,000 to 30,000 sq. ft. and not likely very deep. He asked if it dries in the summer and to where it drains. Mr. Neatt indicated that he

was able to walk into the middle of the lake and that it drains to the northwest and comes across to the West Bedford property on the other side. He stated that there is more of an overflow, with no direct outflow.

The Chair explained that the ground water collected in the area after rainfall is what feeds the lake, making it an isolated low point. He noted that the entire area around the lake is rock, making it all surface water. He stated that upon adding development, the impenetrable water layer would increase. Mr. Neatt confirmed that the watercourse will not be used in the stormwater management plan and will continue to receive some of the surface flow.

The Chair inquired why 100 m cannot be left between the watercourse and what the gain will be from losing an environmental feature. Mr. Neatt stated that the community will benefit from development of the extra space.

Ms. Davis asked what will happen if there is suddenly more water in the lake than anticipated, despite having a plan for drainage. Mr. Neatt explained that hired professionals including Mr. Don Williams and Stantec have created workable plans which have been successful in the past. He noted that he would defer to the consultants that the balance stormwater remains balanced.

The Chair noted that with balance and flow, Mr. Don Williams has assumed a 100 m setback in the stormwater management plan. Mr. Neatt indicated that for quite some time, planning has gone with the 66 ft. or 20 m setback. The Chair expressed that in his opinion, this means that the request actually involves a change in the stormwater management plan.

The Board discussed how a change in setback will affect the chemical structure of the lake, damaging the lake from flow-off from the adjacent impenetrable area. The Chair questioned maintenance of the physical integrity and hydrological features of the lake. He explained that because the lake is used infrequently and there is an overload capability, he wants some margin present; an extended setback.

Mr. Bone asked if the reduced setback would be acceptable if there was more information provided by Mr. Williams, demonstrating the effects and capacity of the lake in various storm scenarios. The Chair noted that in Mr. Williams' proposed stormwater retention plan, the area was going to be used for balance and flows, siting an undefined size. The Chair requested that the Board have the opportunity to walk the lake, along with Mr. Williams and Mr. Bone prior to the next meeting and have a formal sit down discussion.

The Board discussed the inclusion of a gas bar within Area B. The Chair noted a past discussion about the Papermill gas bar development. He indicated that the concern had been whether or not overflow would enter Mill Cove or Mill Pond. He questioned as to where the West Bedford gas bar is planned. Mr. Neatt stated that it would likely be

located by the BMO Centre and that it would flow towards Sandy Lake, along Hammonds Plains Road.

Mr. Bone noted that the previous discussion on the Papermill development was that technology is good for in-ground storage and much less likely to leak. He stated that the greatest concern is that spills happen on a regular basis – small in nature but frequent. Mr. Neatt clarified that West Bedford Holdings Limited contacted the Department of Environment and spoke with Steve Doucette and Glen Warner, Inspectors requesting statistics and further information. He was informed that the problem lies with older stations because of single lined, old storage tanks. He noted that modern installation is more regulated with storage tanks that are double lined fibre glass. Mr. Neatt stated that gasoline drips, from people filling up vehicles, go to a drip tank and are rerouted.

Mr. Neatt asked the Board what he or Mr. Williams could prepare prior to the proposed site visit. The Chair advised that the lake area be reviewed in detail and that the pre- and post-area flows be determined. He asked that the size of the proposed stormwater drainage area be reviewed and that a GPS be provided for the walk.

MOVED by Lynn Davis, seconded by Richard Hattin, that the Bedford Watershed Advisory Board defer this matter to the next regular meeting, pending a site visit by the board. MOTION PUT AND PASSED.

7. STATUS SHEET – NONE

8. ADDED ITEMS

8.1 Update on the Papermill Dam – Councillor Outhit

Councillor Outhit received notification from both Annapolis and the Department of Environment that the upgrade of Papermill Dam will occur this summer. He noted that HRM will proceed at the same time to upgrade Saunders Park. Mr. Deacoff asked if there is a formal report that can be accessed. Councillor Outhit confirmed that there is no report but to speak with Blair Blakeney, Coordinator, Facility Development – Parks.

8.2 Status Update on the Bedford Waterfront Development Project

Councillor Outhit explained that the Papermill Lake and Bedford Waterfront amendments will not go forward until an integrated transportation study has been conducted.

8.3 Status Update on the Bedford Watershed Advisory Board – Councillor Outhit

The Chair indicated that with only three members remaining, he would like to know what is intended to happen to the Bedford Watershed Advisory Board going forward. Councillor Outhit suggested that for better traction, the Board should be blended with

the North West Planning Advisory Committee rather than with the Halifax Watershed Advisory Board. The Chair stated that a decision has to be made to either add more members or work, or to dis-band the board.

8.4 Halifax Water – Integrated Resource Plan (IRP)

The Chair asked about the Halifax Technical Waters IRP. Mr. Cameron Deacoff, Environmental Performance Officer, explained that the fourth technical stakeholders meeting is to occur the last week in April or first week in May. He indicated that it is the last chance before the final stakeholder meeting to provide any significant input, recommending anyone with interest in the plan to attend. Halifax Water will be presenting to UARB. Mr. Deacoff noted that he will inform the Board of the official date once confirmed.

9. NEXT MEETING DATE – March 14, 2012

The next meeting is scheduled for Wednesday, March 14, 2012 at 7:00 p.m. at the BMO Centre, Gary Martin Drive, Bedford.

9.1 Proposed 2012 Meeting Schedule

A copy of the proposed 2012 meetings schedule was before the Board for consideration.

MOVED by Lynn Davis, seconded by Richard Hattin, that the Bedford Watershed Advisory Board approve the 2012 Meeting Schedule as presented. MOTION PUT AND PASSED.

10. ADJOURNMENT

The meeting adjourned at 8:52 p.m.

Kim Cahill
Legislative Support