

BEDFORD WATERSHED ADVISORY BOARD  
MINUTES

March 14, 2012

PRESENT: Richard Hattin, Chair  
Lynn Davis

REGRETS: Lem Murphy, Vice Chair  
Councillor Tim Outhit

STAFF: Jacqueline Belisle, Planner, HRM Planning Services – Central  
Region  
Kim Cahill, Legislative Support

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## 1. CALL TO ORDER

The Chair called the meeting to order at 7:10 p.m. at the BMO Centre, 61 Gary Martin Drive, Bedford.

## 2. APPROVAL OF MINUTES – February 15, 2012

The following amendments to the February 15, 2012 minutes were requested:

- Page 4, item 6.1, fifth paragraph, first sentence to read: “*The Chair requested clarification as to the proposed redefining of areas A and B to include the lake/watercourse.*”
- Page 5, item 6.1, fourth paragraph, second sentence to read: “*Mr. Neatt explained that hired professionals including Mr. Don Williams and Stantec have created workable plans which have been successful in the past.*”

**MOVED by Lynn Davis, seconded by Richard Hattin, that the February 15, 2012 minutes be approved, as amended. MOTION PUT AND PASSED.**

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

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

## 4. BUSINESS ARISING OUT OF THE MINUTES - NONE

## 5. CONSIDERATION OF DEFERRED BUSINESS

### 5.1 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 Committee.

Correspondence from Maritime Testing dated February 27, 2012 was before the Committee.

The Chair noted that following the site visit on March 2, 2012, he would not recommend the setback be reduced to 20 m. The Board agreed that the setback should remain at 30.5 m.

The Chair explained that the Board does not agree with a reduced setback because of the watercourse's use as interim water storage for the surrounding area and because it has occasionally experienced significant overflows that would be worsened if the setback was reduced to 20 m. The Chair noted that the opinion letter from Maritime Testing states that the area is a wetland.

Ms. Jacqueline Belisle, Planner, HRM Planning Services, noted that she checked with Mr. Kevin Warner, Development Officer, to discuss what would be done if a planning application was not occurring and a permit was applied for to build next to the watercourse. He indicated that staff would check with the Department of Environment to receive comment on the report. If they were in agreement with the report, the permit would be issued as a wetland. Ms. Belisle explained that with the wetland, as discussed on the site visit, you can go up to it but you cannot go into it without permits from the Department of Environment to infill. She noted that if it is a wetland contiguous with a watercourse or if it is a watercourse, then the watercourse setback would apply.

The Chair inquired as to the definition of a watercourse. Ms. Belisle noted that the definition was not present in the Land Use By-Law.

Ms. Davis stated that since there is so much gravel present at the site, it would indicate that it is a watercourse. She explained that if it was just standing water, there would not be any open, loose gravel but rather dirt or vegetation.

The Chair indicated that in accordance with Section 21, Watercourse Setbacks and Buffers, paragraph G, from the Bedford Land Use By-law, the Board will declare this a water retention area and would like to maintain the 30.5 m (100 ft) setback.

**MOVED by Lynn Davis, seconded by Richard Hattin, that the Bedford Watershed Advisory Board recommend that North West Community Council approve, subject to maintaining the 30.5 m (100 ft) set back around the water retention area, the Application for Case 17424 to amend the Bedford Land Use By-law for the Bedford West Business Campus Zone. MOTION PUT AND PASSED.**

6. **REPORTS - NONE**
7. **STATUS SHEET – NONE**
8. **ADDED ITEMS – NONE**
9. **NEXT MEETING DATE – April 11, 2012**

The next Bedford Watershed Advisory Board meeting is scheduled for Wednesday, April 11, 2012 at 7:00 p.m. in the boardroom at the BMO Centre, 61 Gary Martin Drive, Bedford.

**10. ADJOURNMENT**

The meeting was adjourned at 7:28 p.m.