

BEDFORD WATERS ADVISORY BOARD
MINUTES

January 9, 2008

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

ABSENT: Mr. Robert Apold
Councillor Gary Martin (regrets)

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

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

Mr. Murphy provided regrets for February's meeting.

2. APPROVAL OF MINUTES

This item was dealt with later in the meeting.

3. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS:

Addition:

7.1 Planning Status Sheet Items.

4. BUSINESS ARISING/DEFERRED BUSINESS:

4.1 Bedford West Stormwater Management Plan and Lake Monitoring Program

This matter was discussed at the Board's December 12, 2008 meeting, however, due to time constraints, the discussion was carried over to this meeting.

The following individuals representing the applicant, West Bedford Holdings were in attendance: Mr. Mike Hanusiak, representing West Bedford Holdings Limited; Mr. Scott MacCallum, Clayton Developments; Mr. Earl Richardson, Clayton Developments; Mr. Don Williams, McWilliams Engineering; and Elizabeth Kennedy, Jacques Whitford.

Mr. MacCallum distributed copies of the presentation. A copy was submitted for the official file.

Mr. MacCallum continued with his presentation from the last meeting, providing an overview of the quantitative side of the stormwater plan, and then reviewing the qualitative side of the plan.

Mr. Williams addressed the Committee and responded to questions concerning their plan to ensure all areas are balanced. In his remarks he noted that all the sub areas under discussion are totally balanced and there will be no impact on post quantity flow. He also pointed out that this aspect of the development will be subjected to scrutiny from many other levels of government.

Ms. Kennedy reviewed the stormwater quality calculations and responded to questions.

In response to a question by Dr. Ray concerning phosphorus levels, Ms. Kennedy advised that there will not be any additional phosphorous beyond what is existing, and they will meet the pre-condition discharges.

Following further discussion, the Chair suggested the Board was being asked to make recommendation without having all the necessary information. He noted that there was information on changes in elevation and reservoirs but there was no information regarding

CDS units or vegetative swales.

In response, Mr. Morgan indicated that he could forward the engineer's stormwater management plan.

Mr. Hanusiak added that CDS is currently the approved plan and he could provide this information to the Board.

In summary, Mr. MacMillan advised that their Master Storm Water Management Plan meets the MPS Policies and the Nova Scotia Department of Environment and Labour directions; they have demonstrated that stormwater is balanced for pre and post flow and it is balanced for pre and post pollutant loading; they have ensured the preservation of green space and natural drainage corridors, and they will utilize a low impact innovative stormwater management.

In closing, Mr. Hanusiak advised that they were looking for the Board's approval in principle and in theory and whatever recommendations the Board may have for staff and/or North West Community Council. He added that the concerns noted about the text in the document and the CDS and he will make this available for the Board.

The Chair indicated that the concern about phosphorus loading will be explored further by the Board. He added that this matter will be placed on the agenda of the next meeting.

5. **CORRESPONDENCE, PETITIONS AND DELEGATIONS:** None

6. **STATUS SHEET REVIEW:**

This item was dealt with later in the meeting.

7. **ADDED ITEMS:**

7.1 **Planning Status Sheet**

A copy of the Planning Services Status Sheet dated January 9, 2008 was submitted.

The Board reviewed the Status Sheet, and Mr. Bone responded to questions.

Mr. Bone noted that at the last meeting, Ms. Loney had asked staff to provide an update on property violations concerning the Full Gospel Church Development Agreement. He advised that he contacted the Development Officer and was told that there had been a small intrusion in a nondisturbance zone. This was flagged right away and when staff followed up, it was determined that the engineer was not working from the approved plan. Mr. Bone added that the developer will have to remediate and get the proper permits. Other than this issue, the Development Office has indicated they are in compliance.

Ms. Loney suggested that at some point in the future the Board have on its agenda for discussion the issue of enforcement. She added that it would be useful to see how violations of these types are tracked.

Mr. Bone provided a brief overview of staff's process in regard to follow up on violations. He pointed out that recent changes to the Municipal Government Act may enable staff to issue Summary Offence Tickets for Land Use Bylaw infractions.

The Chair asked Mr. Bone to follow up on this aspect and provide an update on what HRM is currently doing in regard to Summary Offence Tickets.

6. STATUS SHEET REVIEW:

6.1 Kearney/Paper Mill Dams

Mr. Bone advised that he spoke with Mr. Mike Laycock from Annapolis Group and he advised that they did not get permits from the Department of Environment and they have not done any design work. They are waiting for the sale of Bedford West to Clayton and Cresco but in all likelihood there will be some work next spring. Mr. Bone added that he would follow up on this.

6.2 Bedford West Water Quality Monitoring Program

Mr. Bone advised that he would follow up with Mr. Tony Blouin and see if he was able to get funding for the program.

6.3 Moirs Mill Pond – Infill Water Lot

Mr. Bone indicated that there has been no application regarding this matter.

6.4 Development Agreements at First Reading

Mr. Bone advised that North West Community Council has given First Reading to Case 00762 - Amendments to the Bedford MPS/LUB and Development Agreement (Southgate Village)

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

Mr. Bone advised that this matter is currently on hold.

6.6 Paper Mill Run - Flooding on Morrison Property/Re-Direction of Stream

Mr. Bone advised that there was a meeting onsite between Mr. Charles Lloyd, Mr. Don Lowther and Mr. Len Goucher, MLA, Bedford; no action had been taken; they were waiting for work to be done on Paper Mill.

6.7 Dartmouth Lakes Advisory Board Testing Protocol

The Chair advised that the Committee received this information previously.

6.8 Union Street Storm Water Management 2006

No update. It was agreed to keep this item on the Status Sheet.

6.9 Bedford West Storm Water Management Plan

This item was the main agenda item for this evening's meeting.

6.10 Student Representative

It was agreed to remove this item from the Status Sheet.

Further Updates:

Mr. Bone advised of the following additional updates:

- The Sobeys Development Agreement - the detailed plan shows that it meets the requirements for storm septers, i.e. there are two existing storm septers and two will be placed on the Lawton's site.
- The Planning Application Status Sheet will be circulated to the Board on a regular basis.
- Mr. Bone advised that he is putting together an information binder the Board members and he asked for feedback in regard to support for the Board from Planning Services (e.g. training, background information, processes).

2. APPROVAL OF MINUTES:

MOVED by Mr. Murphy, seconded by Mr. Hill that the minutes of December 12, 2007 be approved. MOTION PUT AND PASSED.

8. NEXT MEETING:

February 13, 2008.

9. ADJOURNMENT:

9.1 Councillor Martin Granted Leave by Regional Council

Prior to adjourning, the Legislative Assistant advised that Regional Council, at its January 8, 2008 meeting, granted Councillor Martin leave from all his Council related duties due to his illness.

The meeting adjourned at 9:35 p.m.

Sheilagh Edmonds
Legislative Assistant