

HALIFAX REGIONAL MUNICIPALITY

HALIFAX WATERSHED ADVISORY BOARD

MINUTES

April 21, 2004

PRESENT: Dr. Wayne Stobo, Chair
Ms. Ellinor Williams, Vice-Chair
Mr. Keith Manchester
Mr. Frank Hope
Mr. Walter Regan
Mr. Jack Burney
Ms. Christine Smith
Dr. Barry Thomas
Dr. Sankar Ray
Mr. Derrill Hynick
Dr. Spencer Lee
Mr. Lawrence White
Mr. Gerry Samson

REGRETS: Ms. Janis Rod
Mr. Jim Holmes

STAFF: Susan Corser, Planner
Richard Harvey, Planner II
Andrew Bone, Planner
Jamie Smith, Planner

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1. CALL TO ORDER

The meeting was called to order at 6:40 p.m.

2. APPROVAL OF AGENDA, ADDITIONS AND DELETIONS

The Chair pointed out that the agenda was quite long and it was unlikely the Board would be able to deal with any items beyond 6.1 at this evening's meeting, in particular because he wanted to spend time on the issue surrounding Hail Pond which was reported in the local newspaper the day after the Board's last meeting in March.

Additionally, the Chair advised that the report he and Walter Regan prepared in relation to item 5.1—Proposed Condominium Development, Parcels A, B and C, Glen Arbour Golf Course and Residential Community—was not available for tonight's meeting, so this matter would be deferred to the next meeting.

3. ITEMS TO BE ADDED TO THE NEXT AGENDA

There were no items to be added to the agenda of the Board's May meeting.

On a motion MOVED by Walter Regan, seconded by Ellinor Williams the agenda was approved with the deletions as noted by the Chair.

4. APPROVAL OF MINUTES

The Chair made reference to item 5.2 Water Quality Reports for Hail Pond of the March 17, 2004 minutes and indicated they didn't accurately reflect as to what the Board agreed. He pointed out that it wasn't his recollection that the Board's concern was about the level of contamination, or that it recommended remedial action be taken. He advised that he recalled the Board suggesting that HRM reassess the situation because of concerns the Board had that the report had changed from the earlier version. The Chair asked the Board Members if that was what they recalled and, there being no comments, he asked that these 'minor revisions' be made to the minutes.

Subsequent to this meeting of April 21, 2004, Councillor Linda Mosher requested a verbatim transcript of item 5.2 of the HWAB's March 17, 2004 meeting and it was determined that the original discussion of this matter was correct, therefore, the minutes on this item will not be revised.

MOVED by Walter Regan, seconded by Dr. Barry Thomas the minutes of March 17, 2004 be approved. **MOTION PUT AND PASSED.**

Dr. Barry Thomas noted there was a typo on page 4, third bullet from the bottom of the page.

5. BUSINESS ARISING FROM MINUTES:

5.1 Proposed Condominium Development, Parcels A, B and C, Glen Arbour Golf Course and Residential Community

This item was deferred to the Board's next meeting.

5.2 Water Quality Reports for Hail Pond

The Chair advised that Thursday morning after the Board's last meeting, there was an article in the newspaper about the Board's discussion on Hail Pond, and it included quotes attributed to he and Lawrence White. The Chair added that at 9:00 a.m. that morning he received a call from John Sheppard, Manager, HRM Environment Services advising that he had seen the article and HRM staff were quite concerned and were looking into the matter immediately. Upon staff's investigation—they looked at the e-coli levels, and the fecal coliform—it was determined the levels were well within the acceptable amounts for a watercourse. He added that the investigation turned up plastic bags of dog feces in the storm sewer entrance, and this may be an explanation for the high coliform level and the perhaps the odour.

The Chair advised that the matter subsequently was raised at HRM Council and comments were made in relation to the Halifax Watershed Advisory Board by Councillor Mosher. He noted that Councillor Mosher was in attendance and he invited her to address the Board with regard to her concerns.

In her remarks, Councillor Mosher noted that, due to the many allegations made about the reported comments, she has requested a verbatim transcript of the Board's March meeting and of this meeting to clarify the issue. The Councillor explained that when the article was published she was inundated with phone calls from upset residents, so she contacted John Sheppard and learned that there were long standing concerns about this issue. The Councillor indicated that it concerned her that this matter had not been raised to the appropriate staff or herself, and felt that at the very least, Chebucto Community Council should have been informed.

Councillor Mosher advised that, with regard to raising this matter at the Council level, she wanted to establish emergency protocols for Watershed Advisory Boards, because it is her understanding there is nothing in place at this time for situations like this when they arise. In

addition, she indicated that she would like consideration given to establishing similar Terms of Reference for all Watershed Advisory Boards to provide continuity within HRM. Councillor Mosher noted that when she initially raised this matter at Council, some Councillors took exception to her intent, however, it was not about Watershed Advisory Boards in general or any specific Board, it was about having an appropriate set of protocols, procedures, and principles in place. She advised that the matter was on the agenda of the next Council meeting. As well, Councillor Mosher noted that a member of Council will be appointed to the Board soon.

A discussion ensued with comments made in regard to: the manner in which the Board discusses its agenda items; the interpretation of the remarks in the newspaper article; and the test results and the interpretation of those results.

5.3 Halifax Golf and Country Club (Ashburn), Fall River Station Course - Proposed Amendment to an Existing Development Agreement

This item had been discussed at the Board's March meeting when, at that time, a presentation was made by staff. It was agreed that Mr. Keith Manchester would prepare recommendations and bring a report back to this meeting for final review and comment.

C a draft report with recommendations pertaining to the proposal was submitted from Mr. Keith Manchester.

The Board reviewed the report and made the following revisions:

S Recommendation 1:

- < in the second sentence, remove the word 'assumed' and replace it with 'recommend'.
- < the last word, 'wetlands', will be revised to 'area'.
- < if recommendation 1 is already included in the Proposal, then a sentence will be added that says the existing proposal provides for those safeguards. Keith Manchester will see if these recommendations are incorporated into the development agreement.

S Recommendation 2:

- < recommendation 2 will become recommendation 4
- < section (a) change '15' metre buffer zone to '20' metre buffer zone
- < section (b) typo with the word 'compose' - should be compost
- < section (d) HWAC should be HWAB.

S Recommendation 3:

- < section (a), second sentence should read, 'the Board continues to recommend

- that an engineered wetland be used as part of the sewage processing system since recirculating sand filters are not highly effective in removing phosphorus from sewage effluent.'
- < in instances where the words 'wet land' are used, revise to read 'wetland'.
 - < section (b), include wording that 'the Board requests a certified licensed operator maintain the recirculating sand filter, and sampling be done of the effluent and these reports come back to the Board for review.
 - < recommend an engineered wetland or, alternatively, collecting it as it exits the sand filter and pumping it back on the golf course would be a reasonable solution.
 - < section (c), the Board recommends that, down to the first culvert from the parking lot, swales created to direct the water flow to that culvert with the incorporation of berms to slow water flow. In addition, also, ensure culverts are proper size.
 - < the last paragraph in recommendation 3 is to be removed.

S Recommendation 5:

- < section(a), recommend that before any fillers are removed, test for acid slate and, if found, proper mitigation be carried out
- < section (b), recommend that baseline testing of Beaver Pond redone, ensuring that phosphorus is tested at the microgram per litre level
- < recommend that monitoring be done at the outfall associated with the septic effluent of Kinsac Lake (standard tests)
- < recommendation that sampling be carried out four times a year, at the expense of the proponent.

The Chair advised that when the Board has approved the recommendations, Sheilagh will send the Chair electronic copy and he will then forward them on to Shalom Mandeville for uploading to his website.

It was agreed that Mr. Keith Manchester and the Chair will finalize the recommendations.

5.4 Woodhaven RV Park and Campground, Hammonds Plains Road - Proposed Amendment to and Existing Development Agreement

This matter had been on the agenda of the Board's last meeting when, at that time, a presentation was made by staff, and the Board agreed that the Chair and Ms. Ellinor Williams would draft recommendations and bring them to this meeting for the Board's review.

- C a draft report dated April 21, 2004, submitted by Dr. Wayne Stobo, Chair, Halifax Watershed Advisory Board was submitted.

In reviewing the report, the following revisions were made:

- S Under the heading 'Recommendations':
 - < the first sentence of the second paragraph would be added on to the first paragraph.
 - < the remainder of the second paragraph and the third paragraph would be moved under the heading 'Background'.
 - < the 'second' paragraph moved to the heading 'Background' would be preceded with the sentence, 'The effluent from the sewage treatment plan on the site is piped directly into a low-flowing watercourse about 200 ft. away.'

- S Recommendation 1:
 - < the Board recommends that the effluent from the sewage treatment plant no longer be piped directly into the watercourse but rather a disposal field trench be constructed.
 - < disposal field trench be constructed to allow for dispersion in the vicinity of the treatment plant.
 - < the status of the sewage treatment plant and effluent outflow volume be assessed as well as a receiving water study be conducted on the brook to ensure that the 1:5 volume ratio that is the standard for NSDEL at this time in honoured; and if it isn't, then an engineered wetland be created to polish the water before it enters the watercourse.

- S Recommendation 2:
 - < if the campground is extended again, or converted to year-round use, HRM should require an improved sewage treatment plant be installed.

- S Recommendation 3:
 - < remove the word 'scrupulously' and replace it with 'monitored monthly'.
 - < add the sentence 'an annual report submitted to HRM, NSDEL, and HWAB'
 - < monitoring of the brook downstream where the filter effluent would be entering the watercourse; with monthly testing from April to September for fecal coliforms.

- S Recommendation 4: no changes.

- S Under the heading 'Background':
 - < revise '15 metres' to '12 metres'
 - < remove the portion of the sentence, "down to a low-lying wetland bordering a watercourse' and replace it with 'change in elevation'.

It was agreed that Ms. Williams and the Chair will finalize the recommendations and submit them.

5.5 Westgate Baseline Surface Water Sampling Results: Two Events: high volume runoff on April 11, 2003 and low flow conditions on August 25, 2003

This item was not discussed.

5.6 Correspondence in regard to Twinning of Highway 103

This item was not discussed.

At 8:45 p.m. the meeting recessed.

At 9:00 p.m. the meeting reconvened.

6. NEW BUSINESS:

6.1 Case 00640, Application by Destiny Developments to enter into a new development agreement to permit 27 townhouse units and a boat docking facility at 7990 Highway 3, being the former site of Colonial Homes Limited in Ingramport (PID 40731606)

- C a report dated March 17, 2004 from Jaime Smith, Planner to the Members of the Halifax Watershed Advisory Board was submitted.

Ms. Jamie Smith, Planner addressed the Board and briefly outlined the staff report. She then introduced Ms. Jennifer Tsang, and Mr. Tim Veinot, representing the Terrain Group and Ms. Susan Belford, representing Jacques Whitford and advised that they were representing the applicant, and would each be giving a brief presentation on their aspect of the proposal and respond to questions from the Board.

Ms. Tsang reviewed the application as outlined in the staff report. Mr. Veinot circulated information pertaining to a sewage treatment plant operating summary for Miller's Landing and reviewed this aspect of the proposal. Ms. Belford's presentation focused on the regulatory process.

Ms. Tsang, Mr. Veinot, and Ms. Belford responded to questions from the Board, and were thanked by the Chair for their presentation.

The Chair advised that the Board will revisit this matter at the next meeting and develop

recommendations, which will then be provided to staff.

6.2 McIntosh Run Watershed Management Plan (Walter Regan)

This item was not discussed.

6.3 Water Test Results Interpretation (Ellinor Williams)

This item was not discussed.

6.4 Case 00428 Application by Paddy Excavations Limited to amend the existing development to permit an expansion to the existing contracting yard at Civic 1 and 5 Sawlor Road, 1495 Cobequid Road, Waverley.

This item was not discussed.

6.5 Case 00623 - Application by Terrain Group to amend the development agreement for the superstore, 745 Sackville Drive, to permit the development of a gas bar

This item was not discussed.

8. DATE OF NEXT MEETING - May 19, 2004

9. ADJOURNMENT

The meeting adjourned at 9:45 p.m.

Sheilagh Edmonds
Legislative Assistant