

HALIFAX WATERSHED ADVISORY BOARD

MINUTES

July 21, 2004

PRESENT: Ms. Ellinor Williams, Vice Chair
Mr. Keith Manchester
Mr. Frank hope
Mr. Walter Regan
Mr. Jack Burney
Dr. Barry Thomas
Dr. Sankar Ray
Mr. Derrill Hynick
Dr. Spencer Lee
Mr. Gerry Samson
Councillor Linda Mosher

ABSENT: Dr. Wayne Stobo, Chair (regrets)
Mr. Jim Holmes (regrets)
Ms. Janis Rod (regrets)
Ms. Christine Smith
Mr. Ross Evans
Mr. Lawrence White

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

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1. **Call to Order**

The Vice Chair called the meeting to order at 6:30 p.m. in the Media Room, City Hall, 1841 Argyle Street.

The Vice Chair noted that a former Board member, David Dwyer, had passed away recently and advised that she had a sympathy card she would circulate for those that wished to sign.

2. Approval of Agenda, Additions and Deletions

It was agreed that item 6.3 would be moved up on the agenda and dealt with immediately following the approval of the minutes.

3. Items to be added to the next agenda

- C Presentation by Darrell Taylor, a surface water specialist with the Province on CCME Guidelines - Dr. Barry Thomas
- C Infilling of Cranberry Lake - Mr. Frank Hope

4. Approval of Minutes

MOVED by Mr. Walter Regan, seconded by Mr. Gerry Samson the minutes of June 16, 2004 be approved as circulated. MOTION PASSED.

6. Business Arising:

6.3 Case 00676 - Application by Paul Roma to permit a single family home within 100 feet of the Little Sackville River by development agreement

- C a memorandum dated June 23, 2004 from Andrew Bone, Planner was submitted.

Mr. Bone addressed the Board and using photos of the site in question, outlined the application for a single family home proposed to be located at 10 Riverside Drive in Lower Sackville, as contained in the submitted memorandum. In his presentation, Mr. Bone advised that the applicant is proposing to locate a home on lands adjacent to the Little Sackville River and its flood plains and, therefore, is only permitted by development agreement. He noted that in regard to the Board's terms of reference staff is requesting the Board's input with respect to the potential impact on the area's watercourses.

The Board entered a discussion with Mr. Bone responding to questions.

The following recommendations with regard to this application were put forward:

- C minimal disturbance of the ground, restricted to that required to dig the

- foundation.
- C a nondisturbance area identified on the site plan and should include the 1 to 100 year floodplain
- C request to transfer ownership of the portion of his property within the 100 year floodplain to HRM
- C no domestic oil storage
- C asphalt and any construction debris removed
- C setback for accessory buildings - 30 ft. from the northeast border of the lot and not in the 100 year floodplain

The Vice Chair advised that Walter Regan will put together the recommendations and bring them to the Board's next meeting for review.

5. **Business Arising from Minutes:**

5.1 **Growth Alternatives - Regional Planning**

Mr. Regan advised that he and Christine Smith met twice with regard to developing recommendations on the Regional Plan Growth Alternatives, and expect to have something ready by October or November.

5.2 **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**

- C a memorandum dated April 13, 2004 from Andrew Bone, Planner pertaining to this case was resubmitted
- C draft recommendations pertaining to this application dated July 21, 2004 from the Chair, Halifax Watershed Advisory Board were submitted.

The Board reviewed the submitted draft recommendations and made the following revisions:

- C In recommendation 1, remove the sentence, "Since salt is currently considered a toxic compound"
- C Add: Recommendation 6 - "septic tanks pumped every three years with copies of invoices as proof, provided to HRM and the Board.
- C Add: Recommendation 7 - "the Board recommends that the proponent be made aware of the Shubenacadie Lakes Planning/Pollution Control Study

The Vice Chair advised that once the revisions have been made she will sign on behalf of the Board and have them forwarded to Mr. Bone.

6. **New Business:**

6.1 McIntosh Run Watershed Management Plan

Mr. Regan advised that he did not have his information pertaining to this item with him this evening, and suggested that the item be placed on the next agenda.

6.2 Water Test Results Interpretation (Ellinor Williams)

Ellinor Williams put forward the idea of inviting someone to give a brief presentation on the interpretation of the wide range of water sample results that come before the Board. This might include an explanation of which parameters are most relevant to the Board's concerns and also information on safety guidelines. She noted that Dr. Barry Thomas advised that he is going to ask someone to speak to the Board at its next meeting on the CCME guidelines.

A discussion ensued and Mr. Walter Regan noted that several years ago Board members developed a document with regard to water quality parameters.

Mr. Jack Burney indicated that he had a copy and would forward it to Sheilagh Edmonds for distribution in the Board's next agenda package.

Information Item:

Receiving Water Baseline Sampling Program Results from May 2004

- C** a document entitled, 'Receiving Water Baseline Sampling Program' was submitted for information from staff.

Dr. Thomas questioned if the Board was expected to respond on the results, to which the Vice Chair advised that this information was submitted for the Board's information only.

A discussion ensued and the Board agreed to forward the following questions to staff regarding the receiving water baseline sampling program results:

1. who receives the results and who is responsible for following up on areas of concern?
2. are there other agencies or bodies collecting the same data? i.e. is there a duplication of work?
3. will this program be ongoing and, if so, how often would the sampling be carried out?

7. Added Items:

7.1 Infilling of Cranberry Lake

Mr. Frank Hope noted he has asked that this item be added to the Board's next meeting. He explained that due to the urgent nature of this matter he wanted to read a memo to the Board, to which it was agreed. Mr. Hope read aloud a memo dated July 12, 2004

concerning compensation for fish habitat damaged or destroyed during the course of the project for construction of Highway 103.

Mr. Hope advised that he would forward the memo to Sheilagh Edmonds, so she can circulate in the next agenda packages.

7.2 Case 00667: Application by Kimberley Lloyd Developments Ltd. to rezone PID's 40162497, 40346785 and 40346777 from Single Unit Dwelling Zone (R-1) to Comprehensive Development District (CDD) and undertake a Development Agreement to permit a mix of single and two unit dwellings.

The Vice Chair circulated copies of a report dated July 7, 2004 from Jaime Smith, Planner, pertaining to Case 00667 and noted that Planning staff have expressed some urgency in getting this matter dealt with, as they want to take it before Community Council in September. She advised that if the members would review the report between now and the August meeting, then the Board would be able to have its recommendations available for staff within a few days after its next meeting.

A discussion ensued as to how many Board members would be available to attend an August meeting. The Vice Chair indicated that she felt that this planning matter and the Cranberry Lake matter were important issues and should be dealt with by a majority of the Board. She added that she would canvass the members to see if a substantial amount of the members of the Board could attend in August and, if not, then it should be postponed to September.

8. Date of Next Meeting

To be determined.

9. Adjournment

The meeting adjourned at 8:40 p.m.

Sheilagh Edmonds
Legislative Assistant