



**HALIFAX WATERSHED ADVISORY BOARD
MINUTES**

October 20, 2004

PRESENT: Dr. Wayne Stobo, Chair
Ms. Ellinor Williams, Vice Chair
Mr. Frank Hope
Mr. Keith Manchester
Mr. Derrill Hynick
Dr. Spencer Lee
Mr. Walter Regan
Mr. Ross Evans
Ms. Janis Rod
Mr. Shalom Mandaville
Dr. Barry Thomas (6:55 p.m.)
Councillor Linda Mosher

ABSENT: Dr. Sankar Ray (regrets)
Mr. Gerry Samson (regrets)
Ms. Christine Anne Smith
Mr. Lawrence White
Mr. Jim Holmes

STAFF AND

OTHERS: Mr. Andrew Bone, Planner
Ms. Sheilagh Edmonds, Legislative Assistant
Mr. Jerry McKinley, Coordinator, Halifax Harbour Watershed Coalition
Mr. Chris Macaulay
Ms. Anna McCarron, Observer

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1. Call to Order

The Chair called the meeting to order at 6:40 p.m. in the Media Room, City Hall.

2. Approval of Agenda, Additions and Deletions

The Chair noted there were two presentations on the agenda and suggested that the Board deal with these items as first order of business, **to which it was agreed.**

The Chair advised that the Board would deal with 5.1 first, followed by item 6.1.

3. Items to be added to the next agenda

The Chair advised of the following item to be placed on the November agenda:

C Case 00595 - Application by HRM to rezone Moores Lake area.

4. Approval of Minutes - September 15, 2004

MOVED by Mr. Regan, seconded by Mr. Hope the minutes of September 15, 2004 be approved as circulated. MOTION PASSED.

5. Business Arising from Minutes:

5.1 Halifax Harbour Watershed Coalition - Presentation by Executive Director

Mr. Jerry McKinley, Co-ordinator, Halifax Harbour Watershed Coalition addressed the Board and provided a brief background on the Coalition, and its mandate. He advised that they bring together groups interested in the Harbour, and undertake projects designed to restore and remediate damaged harbourshed areas. He noted that they have seed money and have several projects in the works at this time. Mr. McKinley advised that they would like HWAB to participate in the Board of HHWC and asked for the Board to nominate one of its members.

Mr. Mandville nominated Mr. Regan to be the Board's nominee and Mr. Regan accepted. The Chair advised that Mr. Regan would be HWAB's representative on HHWC.

6. New Business:

6.1 Case 00431 - Lands of L. Archibald in Waverley PID# 00527119

C a memo dated September 20, 2004 RE Case 00431 - Lands of L. Archibald in

Waverley PID #00527119 from Andrew Bone, Planner, was submitted.

Mr. Andrew Bone, Planner, addressed the Board and introduced Mr. Chris Macaulay and advised that he was representing the owner on this application.

The Chair advised that he was a resident of Waverley and if any Board member believed he was in conflict by being in the Chair, he would step down. It was agreed that Dr. Stobo would remain in the Chair.

Mr. Bone reviewed the application by L. Archibald Holdings Limited to amend the Municipal Planning Strategy for the Waverley area to allow for residential land uses on a 534 acre property located in Waverley.

Mr. Bone outlined the area in question noting that three lakes surrounding the proposed development flow into Shubenacadie Lake system. He noted there is a history of industrial activity in the Waverley area; in particular, gold mining. Mr. Bone pointed out that an explosives storage facility is on the site and other than that, the land is vacant and undeveloped. With regard to the history of the site, he noted that there had been an explosives manufacturing facility from the 1800's, and this was decommissioned in the 1930's. He also noted that parts of the site have lead contamination and pesticide contamination. Mr. Bone advised that the developer has been working on this application for three years, and also, has been working with NSDEL on remediation to achieve the NSDEL standards. He added that NSDEL will soon indicate which areas are suitable and meet national standards; and if Department of Environment grants approval, staff will then take the application to Council, and at that stage, planning staff will insist on a Development Agreement rather than rezoning and developing as of right.

Mr. Bone advised that because this application has been in the system so long, he was bringing this matter before the Board prior to going to Council for approval on a development agreement. He added that he would like the Board to comment on any concerns or put forward recommendations on this proposed development, based on the anticipation that Council will approve the application.

Mr. Bone noted there is a significant portion of the site staff are requesting not to be developed because of its proximity to Tidewater Quarry.

A discussion ensued with Mr. Bone and Mr. Macaulay responded to questions.

At 7:35 p.m. Councillor Mosher retired from the meeting.

At 7:55 the Board recessed, and reconvened at 8:05 p.m.

At 8:00 p.m. Mr. Ross Evans retired from the meeting.

The Chair questioned the Board members on how they wish to proceed in formulating recommendations, pointing out that the application is at a very early stage, and they are not dealing with development agreement at this point in time.

A brief discussion ensued and it was agreed the Board would prepare its recommendations in a letter and forward it to Mr. Bone, and copy the Community Council members.

The Board entered a lengthy discussion and the following recommendations were put forward:

- S a receiving waters study be carried out on all three lakes to ensure existing lake quality parameters not be changed, on the basis that all will be receiving on-site septic effluent.
- S the preamble to the letter will state that the Board understands Nova Scotia Department of Environment and Labour will be assessing the environmental quality of land and assume that residential development will not occur until it meets existing health standards.
- S 100 metre setback for septic systems from lakes.
- S undisturbed buffer of 20 metres around all watercourses.
- S the prime connecting stream between Rocky Lake and Powder Mill Lake has to be given special consideration; any passageways over the stream should be three sided culverts.
- S consideration be given in final road and lot layout with respect to the preservation of wetlands.
- S if the proposal for the concept is approve, the Board would like to review the detailed development plan. Particular concerns of the Board relate to the:
 - S handling of storm water
 - S amount of impervious surface, encouraging infiltration
 - S nature and location of the septic systems would be a concern because of the streambed and proximity of surrounding lakes.
 - S design should take into consideration the steep slopes in relation to the septic systems.

At the request of a Board member, Mr. Bone advised that he would provide a 1:2000 map when he brings this matter back to the Board.

The Chair thanked Mr. Bone and Mr. Macaulay for their presentation. Mr. Macaulay expressed his appreciation to the Board and advised members to contact him should they have any further questions.

The Chair advised that this matter will be on agenda for final review next month,.

5.2 Outstanding Issues

The Chair advised that he had sent a letter to Paul Dunphy, Director of Planning and Development Services expressing concern over the removal of the Board's resident Planner; and has not received a reply. The Chair added that he will be meeting with Paul Dunphy next week to discuss a proposed Sackville Watershed Advisory Board, and he will take this opportunity to raise this issue.

The Chair advised that a letter dated July 5 was sent to Kelly Denty regarding the Nine Mile STP with copies to Brad Anguish and John Sheppard. He added that he has not received a response and questioned if the Board wanted further action taken on this matter.

A brief discussion ensued and it was agreed that further action would wait pending the outcome of the Chair's meeting with the Director of Planning and Development.

5.3 Growth Alternatives - Regional Planning

This matter was deferred.

5.4 McIntosh Run Watershed Management Plan

This matter was deferred.

5.5 Infilling of Cranberry Lake

C a draft letter dated October 18, 2004 to Mayor Peter Kelly was circulated.

The Chair advised that the letter was a follow up from the meeting in September, and he asked the members to review the letter and advise of any revisions.

The Board reviewed the letter and minor revisions were made. The Chair advised that he would revise the letter and submit it to the Legislative Assistant for forwarding on to the Mayor.

5.6 Reconsideration of the Governor Lake, Timberlea Data Aspects (Shalom Mandaville)

Mr. Mandaville referred to the discussion held at last month's meeting on this issue and noted that Mr. Regan had suggested a water quality base test be carried out. He added that at that time, he advised the Board of a study which he believed might address this matter. Mr. Mandaville indicated that, upon further investigation, he determined the study is very sophisticated and would not be suitable for this situation. Mr. Mandaville recommended the Board give further consideration to Mr. Regan's suggestion to request HRM staff carry out proper sampling on Governor's Lake. He added that the sampling should be done every month from October to June, and biweekly from July to September; with an RCAP once a year.

The Chair suggested this was something for the Board to consider recommending in future

applications. He added that baseline testing of Lake William, Powder Mill Lake, and Rocky Lake, could be added to the recommendation letter of Case 00431, to which the Board concurred.

Additional Items:

Parks and Openspace Planning Guidelines

The Chair referred to the Board's discussion last month on Governor's Glen and the piece of parkland being offered, which was designated as a neighbourhood park. He added that there are definitions to neighbourhood parks, one of which, is that it is available to people in the local neighbourhood only, so on-street parking and parking adjacent to the park is discouraged. Any idea of a boat ramp would see cars on the street, therefore, staff would not be in favour.

The Chair advised that he discussed this with HRM Parkland Planning staff and as a follow up, he received HRM's Parks and Openspace Planning Guidelines which he had circulated for the Board's information.

Mr. Shalom Mandaville noted that he had received e-mail requests for information from Board members recently regarding water quality guidelines and other matters, to which he was pleased to respond. He distributed additional information, including a Compact Disk, containing scientific data and provided a synopsis of what was contained in the information.

7. Date of Next Meeting

November 17, 2004

8. Adjournment

The meeting adjourned at 9:30 p.m.

Sheilagh Edmonds
Legislative Assistant