

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

September 16, 2009

PRESENT: Ms. Ellinor Williams, Chair
Mr. Walter Regan
Mr. Derrill Hynick
Mr. Barry Thomas
Mr. Scott Herron
Mr. Ross Evans
Mr. David Ripley
Deputy Mayor David Hendsbee
Councillor Peter Lund

REGRETS: Mr. Nathaniel Smith

STAFF: Mr. Richard Harvey, Senior Planner
Mr. Miles Agar, Planner
Mr. Darrell Joudrey, Planner
Ms. Maureen Ryan, Senior Planner
Ms. Sheilagh Edmonds, Legislative Assistant
Ms. Krista Tidgwell, Legislative Assistant

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1. CALL TO ORDER

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

2. APPROVAL OF THE MINUTES

MOVED by Mr. Regan, seconded by Mr. Ripley that the minutes of June 17, 2009 be approved. MOTION PUT AND PASSED.

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

Additions:

10.1 Case 01043: Development Agreement for Open Space Design
Subdivision - West Inlet Drive, West Petpeswick (Darrell Joudrey)

10.2 Councillor Lund - Regional Council Notice of Motion - Third Party Reviews

Change in the order of business:

The Board agreed to deal with agenda item 7.1 as the first order of business; followed by item 10.1 and 7.4. The Chair noted that the remaining agenda items would be dealt with after that, if time permitted.

The Chair informed the Board that she received an e-mail from Mr. Nathaniel Smith advising that he was resigning from the Board. She read aloud Mr. Smith's e-mail which explained that due to new job commitments, he did not have the time to devote to the Board that he would like and, therefore, was stepping down.

At the request of the Committee, the Chair advised that she would send a note of appreciation to Mr. Smith for his years of service on the Board.

The Chair welcomed back to the Board Mr. Richard Harvey, Senior Planner, advising that he was replacing Mr. Brian White as support staff from Community Development.

4. ITEMS TO BE ADDED TO NEXT AGENDA: None.

During the approval of the Order of Business, the Board agreed to deal with item 7.1 at this time, followed by item 10.1.

7. NEW BUSINESS:

7.1 Case 01186 - Kingswood Commercial (Miles Agar, Planner)

A memorandum from staff dated August 7, 2009 was submitted.

Mr. Miles Agar presented the application to amend the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to enable commercial development at Hammonds Plains Road and Kingswood Drive (PID #'s 00422493 and 41185539), Hammonds Plains. The proposal is to redesign and rezone the south-west corner of Hammonds Plains Road and Kingswood Drive to enable the construction of up to three (3) 10,000 square foot commercial buildings. In order to implement this proposal, the MPS must be amended to enable commercial development on these subject properties.

A discussion ensued with staff responding to questions. The following comments and concerns were noted:

- C property owners should also bear some responsibility for the water run-off from their properties.
- C would like to see the sewage treatment plant upgraded before there is any more development
- C if/when Halifax Water plans to upgrade the plant, would like for Halifax Water to come back to the Board with their plans.
- C the wetland should be upgraded to an engineered wetland.
- C the application needs to take into consideration any impact it will have on Sandy Lake.
- C a suggestion was put forward that it would be more cost-effective for Halifax Water to hook up to the proposed Kearney Lake Road sewer line, rather than expand the current sewage treatment plant; it was also suggested that the 10 properties in question should be required to hook into this line. In reference to this, Councillor Lund pointed out that, although, this proposed sewer line was on the books for installation by Halifax Water, it is not a project that would be done in the near future.

MOVED by Mr. Regan, seconded by Mr. Evans that Halifax Watershed Advisory Board recommend that, in regard to proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville MPS and LUB - Kingswood Commercial Zone:

- 1. Wastewater from development in this area should be directed to the trunk sewer proposed for the Kearney Lake Road as soon as this is brought into operation; and**
- 2. Until this time the current Uplands Treatment Facility should be brought into full compliance and upgraded to the level where hydraulic overloading no longer occurs.**
- 3. The existing wetland below the Uplands Treatment Facility should be developed as a fully engineered wetland by a professional engineer to allow for more complete cleansing of the effluent entering the**

intermittent stream that flows into Sandy Lake (Sandy Lake itself is a source of drinking water and is also used for recreational purposes.)

- 4. A Master Storm Water Management Plan should be prepared for the ten properties in question. A copy of this Plan should be provided to the Halifax Watershed Advisory Board for review.**
- 5. Other municipal servicing options should be reviewed for this development area.**

MOTION PUT AND PASSED.

10. ADDED ITEMS:

10.1 Case 01043: Development Agreement for Open Space Design Subdivision - West Inlet Drive, West Petpeswick

This item had been added to the agenda during the Approval of the Order of Business.

The Chair advised that the Board would hear the staff presentation and ask questions, and defer the discussion and recommendations to the next meeting.

A memorandum dated September 4, 2009 was circulated.

Mr. Darrell Joudrey presented the application by Shore Consultants Limited, for lands of Nor East Investments Limited, for a development agreement to permit a twelve lot hybrid open space design subdivision on Westside Inlet Drive, West Petpeswick. In his remarks, Mr. Joudrey noted that the application has two phases—Phase 1, an as-of-right subdivision of seven residential lots with a remainder of twelve hectares; and Phase 2, a development agreement for open space design subdivision.

Staff was asked to research and report back at the next meeting on the following matters:

- C provide clarification on Parcel C, and the future intention of this parcel.
- C clarification on Parcels B and C and the public road
- C clarification on the configuration of the flag lot lines and the road reserve

The Chair advised that because this application was at such a preliminary stage there was nothing to indicate where there will be drainage and drainage ditches. She questioned if the Board would be able to see it at a later stage.

There being no further questions, the Chair thanked Mr. Joudrey for his presentation and advised that the Board would defer its discussion on this matter to the October meeting.

7.4 Lake Echo/Porter's Lake & Upper Tantallon/St. Margaret's Bay Watershed Study Draft Terms of Reference

A memorandum from Ms. Maureen Ryan, Senior Planner dated August 6, 2009 was submitted.

An e-mail dated August 18, 2009 was submitted from Councillor Lund.

Ms. Maureen Ryan provided an overview of the Lake Echo/Porter's Lake and Upper Tantallon/St. Margaret's Bay Watershed Study Draft Terms of Reference and advised that she was looking for feedback from the Board. She noted that the goal of the study is to identify those lands within the study areas that are most suitable for development and to determine if that development can proceed without exceeding desired water quality objectives for key receiving waters.

Highlights of the feedback that Board members provided were as follows:

- C the area of study was not large enough
- C the study should look at floodplain mapping and stream gauging.
- C concern was expressed that there is no watercourse mapping.
- C there should be seasonal testing of surface water three to four times a year, over a period of four to five years.
- C it was noted that as a result of the wildfire that occurred in the Lawrencetown area, there has been significant run-off issues due to the loss of vegetation.
- C Deputy Mayor Hendsbee made reference to his district and advised that he hoped the consultants carrying out the study would talk to the clammers in the area as well as the residential and commercial developers.
- C it was suggested that surveys be done in the primary dispersal areas downstream from the discharge location.
- C Councillor Lund made reference to the area of study proposed in his district and advised that he would like to see the sediment build-up addressed.

In conclusion of the discussion, Ms. Ryan expressed appreciation to the Board for providing her with their comments. She added that should members think of any further points they would like to provide after the meeting, they could get in contact with her and submit them.

The Board agreed to deal with item 10.2 at this time.

10.2 Councillor Lund - Regional Council Notice of Motion - Third Party Review

Councillor Lund referred to his submitted e-mail and advised that at the Regional Council meeting held last evening he gave Notice of Motion in regard a Motion he intends to bring forward at the next Regional Council meeting. Councillor Lund read aloud the Notice of Motion which pertains to independent third party reviews of any wastewater treatment design that has environmental implications.

The other agenda items were dealt with as follows:

5. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET ITEMS:

5.1 Water Resource Protection Strategy

Due to time constraints this matter was deferred to the next meeting.

5.2 Status Sheet:

5.2.1 Watershed Studies for Board's Review (staff)

The Chair advised this item could be removed from the Status Sheet.

5.2.2 Staff Report on Availability of Planners' Response to HWAB Recommendations (staff)

Due to time constraints, this matter was deferred to the next meeting.

5.2.3 Staff Report on MPS Policies that Relate to Water Quality Monitoring throughout HRM (staff)

Due to time constraints, this matter was deferred to the next meeting.

5.2.4 Water Quality Testing - Lakes in Industrial Parks (staff)

The Chair advised that this item could be removed from the Status Sheet.

6. DEFERRED ITEMS: None

7. NEW BUSINESS (cont.'d):

7.1 Case 01186 - Kingswood Commercial (Miles Agar, Planner)

This matter had been dealt with earlier in the meeting. See page 3.

7.2 July 7, 2009 Regional Council report on Water Quality Testing Protocols

A report dated June 30, 2009 originally submitted at the Regional Council meeting of July 7, 2009 was before the Board.

Due to time constraints, this matter was deferred to the next meeting.

7.3 July 7, 2009 Committee of the Whole Report on Service Review

A report dated July 2, 2009 originally submitted at the Committee of the Whole meeting of July 7, 2009 was before the committee.

Due to time constraints, this matter was deferred to the next meeting.

7.4 Lake Echo/Porter's Lake & Upper Tantallon/St. Margaret's Bay

Watershed Study Draft Terms of Reference

This matter was dealt with earlier in the meeting. See page 5.

8. **CORRESPONDENCE**: None

9. **REPORTS**: None

10. **ADDED ITEMS**:

10.1 **Case 01043: Development Agreement for Open Space Design
Subdivision - West Inlet Drive, West Petpeswick (Darrell Joudrey)**

This item was dealt with earlier in the meeting. See page 5.

10.2 **Councillor Lund - Regional Council Notice of Motion - Third Party
Reviews**

This item was dealt with earlier in the meeting. See page 6.

11. **DATE OF NEXT MEETING**: October 21, 2009

12. **ADJOURNMENT**

On a motion **MOVED** by Councillor Lund, seconded by Mr. Regan, the meeting adjourned at 9:12 p.m.

Sheilagh Edmonds
Legislative Assistant

