

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

September 21, 2011

PRESENT: Ms. Ellinor Williams, Chair
Mr. Walter Regan, Vice-Chair
Mr. Ross Evans
Mr. David Ripley
Mr. Barry Thomas
Councillor Peter Lund

REGRETS: Mr. Derrill Hynick
Councillor David Hendsbee
Mr. Scott Harron

STAFF: Ms. Jacqueline Bélisle, Planner, Community Development
Mr. Richard Harvey, Senior Planner
Mr. Tyson Simms, Planner, Community Development
Ms. Jennifer Chapman, Planner 1, Regional Planning
Mr. Miles Agar, Planner, Community Development
Ms. Julie Vandervoort, Legislative Support

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1. CALL TO ORDER

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

2. APPROVAL OF THE MINUTES – August 17, 2011

The Chair noted that the first two paragraphs under item 5.2 were part of the discussion under 5.1. She requested that the word Committee, used twice in that second paragraph, be corrected to *Board*. She noted that the word “further”, in the following paragraph, should be deleted.

MOVED by Mr. Regan, seconded by Mr. Thomas, that the minutes of August 17, 2011 be approved as amended. MOTION PUT AND PASSED.

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

The Chair suggested that the Board hear all the staff presentations under item 6 as the first order of business and then address item 4.1. The Board agreed and approved the Order of Business as amended.

Items 6.1, 6.2 and 6.3 were addressed at this time.

6.1 Case 17055: Application by Searle Environmental Services Ltd., for the lands of Carol Bentley, to enter into a development agreement to permit a dog kennel a 164 Cross Road, Ostrea Lake

A staff memorandum dated September 12, 2011 was before the Board for review.

Ms. Jacqueline Bélisle, Planner, Community Development, delivered a presentation to the Board and circulated a large scale map that indicated the proposed location for the compost area. Ms. Bélisle and Jill Searle, representing the applicant, responded to questions of clarification on the following points:

- the septic tank is for the residence only
- there are no streams on the property
- the compost will remain on-site, to be used in landscaping
- the development agreement will limit the number of dogs
- sufficient well capacity will be examined
- Williams Lake is not used for drinking water
- record-keeping charts for the compost

The Board members entered into a discussion and indicated they were pleased this information had come before them and commended on the design of the proposed record-keeping charts.

MOVED by Mr. Regan, seconded by Mr. Thomas that the Halifax Watershed Advisory Board recommend to Marine Drive, Valley and Canal Community Council that with respect to Case 17055:

1. **The well be tested, prior to construction, for water capacity and quality, to establish a benchmark.**
2. **The septic tank be pumped out every three years**
3. **The composter be covered in winter**
4. **Compost not be distributed anywhere within the watercourse buffer area.**
5. **A reporting requirement, based on the form on the back of the USDA Natural Resource Conservation Service pamphlet, "Composting Dog Waste", (Attachment A of the Staff Memorandum dated September 12, 2011) be included in the Development Agreement.**

MOTION PUT AND PASSED.

6.2 Case 17056: Application by Kim Huskison to amend the Land Use By-law for Planning Districts 14/17 (Shubenacadie Lakes) to consider larger buildings for agricultural use

A staff memorandum dated September 7, 2011 was before the Board.

Mr. Tyson Simms, Planner, Community Development, provided a presentation and responded to questions, clarifying the following matters:

- the difference between R-6 and R-7 zoning and provisions to protect adjacent properties zoned R-1A or R-1B
- "agricultural use" and "intensive agricultural use" terminology and standards
- potential wider application if the Land-Use By-law is amended
- building size/number of buildings relevant to lot size
- provincial regulation of manure
- issues raised at the recent Public Information Meeting
- amending a Land-Use By-law versus amending policy
- this particular application was for a personal horse stable and indoor riding arena and not an application for commercial use

The Board expressed concern about changing the By-law in terms of how larger buildings may get used, the space between buildings and the number of buildings that may be permitted. Mr. Simms noted that staff had identified similar concerns and they were currently working on how to accommodate this particular application while minimizing any potential impact across the Planning Districts.

Mr. Richard Harvey, Senior Planner, suggested that staff continue to work on specific wording and proposed options and bring an updated and more detailed report back to the Board at a future meeting. The Board agreed not to make recommendations at this time. The Board noted that the proposals as presented on September 21, 2011 were updated from the memorandum they had before them and requested that updated staff proposals be provided to members so they could examine them.

6.3 Case 16424: Upper Tantallon at the Crossroads, Planning Districts 1 and 3 MPS and LUB Amendments

A staff memorandum dated September 21, 2011 was before the Board.

Ms. Jennifer Chapman, Planner 1, Regional Planning, gave a presentation to the Board, providing background information on existing zoning and regulations and on the goals and location of the proposed three new zones. Staff clarified the following points:

- increased watercourse setbacks
- increased lot sizes to reduce impact
- landscaping requirements and impervious surface limits
- the larger-area watershed study currently underway
- existing wetland protection and stormwater management

During the discussion, the Board expressed concern about sedimentation and the lack of setback protection for the tributaries and brooks feeding into the East River and Indian River.

MOVED by Mr. Ripley, seconded by Mr. Regan that the Halifax Watershed Advisory Board recommend to Western Region Community Council that with respect to Case 16424:

1. **A 30-metre buffer be provided along the tributaries of the Indian River and the East River.**
2. **The adjacent ponds and wetlands be identified and protected with a buffer of appropriate width.**
3. **The two rivers be gauged for water quantity and monitored for water quality.**
4. **All septic tanks be pumped out every three years.**
5. **No new subdivision be permitted except as an Open Space Subdivision through a development agreement process, with an accompanying stormwater management plan.**
6. **The new zoning be extended to include the entire watershed (both sides of Wynacht's Cove, Mill Lake, Hubley Lake and the feeder brooks).**

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Update re: Integrated Resource Plan for Halifax Water

The Chair informed the Board that the second technical conference on the Integrated Resource Plan will be held October 4, 2011 and HWAB members were invited. The Board agreed that the Chair would attend. Councillor Lund stated that he would check his schedule and also attend if possible.

5. DEFERRED BUSINESS – NONE

6. NEW BUSINESS

6.1 Case 17055: Application by Searle Environmental Services Ltd., for the lands of Carol Bentley, to enter into a development agreement to permit a dog kennel a 164 Cross Road, Ostrea Lake

This matter was addressed earlier in the meeting, see page 3.

6.2 Case 17056: Application by Kim Huskilson to amend the Land Use By-law for Planning Districts 14/17 (Shubenacadie Lakes) to consider larger buildings for agricultural use

This matter was addressed earlier in the meeting, see page 4.

6.3 Case 16424: Upper Tantallon at the Crossroads, Planning Districts 1 and 3 MPS and LUB Amendments

This matter was addressed earlier in the meeting, see page 4.

7. CORRESPONDENCE

7.1 Letter from Wendy and Bob McDonald dated September 19, 2011 re: Blue-Mountain Birch Cove Lakes (BMBCL) Regional Park

The Board reviewed Wendy and Bob McDonald's September 19th letter respecting the Blue-Mountain Birch Cove Lakes (BMBCL) Regional Park.

**MOVED by Mr. Regan, seconded by Mr. Ripley that HRM staff provide the Halifax Watershed Advisory Board with an update on the status of the Blue-Mountain Birch Cove Lakes (BMBCL) Regional Park as it relates to the Board's mandate.
MOTION PUT AND PASSED.**

8. PRESENTATIONS – NONE

9. ADDED ITEMS – NONE

10. DATE OF NEXT MEETING – October 19, 2011

11. ADJOURNMENT

The meeting adjourned at 9:20 p.m.