

HALIFAX REGIONAL MUNICIPALITY

HALIFAX/HALIFAX COUNTY WATERSHED ADVISORY COMMITTEE MINUTES MARCH 19, 2003

PRESENT: Dr. Wayne Stobo, Chair
Ms. Ellinor Williams
Mr. Walter Regan
Mr. Glen Williams
Ms. Janis Rod
Mr. Shalom Mandaville
Dr. S. Ray
Mr. Bill Ernst
Dr. Barry Thomas
Mr. Ross Evans
Mr. Keith Manchester
Mr. Lawrence White
Mr. Peter Murray

ABSENT: Mr. David Dwyer (regrets)
Dr. Spencer Lee (regrets)
Mr. Frank Hope
Mr. Jim Holmes
Ms. Christine Smith

ALSO PRESENT: Ms. Susan Corser, Planner
Ms. Lynne Le Boutillier, Legislative Assistant

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0.1 **INTRODUCTION OF NEW MEMBER**

Ms. Janis Rod was introduced to the Board by the Chair.

0.2 **HALIFAX HARBOUR WATERSHED COALITION WORKSHOP**

The Chair was advised by Mr. Regan that day long workshops are being held Saturday, April 5, 2003 at the Weldon Law Building, Dalhousie University. The members were encouraged to attend and express their views.

0.3 **BASELINE FECAL COLIFORMS**

The Chair was in receipt of an e-mail to which were attached fecal coliform results. He circulated the spreadsheet which accompanied it to the members. There was no time to discuss at tonight's meeting. It will be discussed at the May meeting. The Secretary was asked to remind the Chair to contact someone to explain/provide detection levels, action levels/what sort of guidelines.

1. **APPROVAL OF AGENDA, ADDITIONS AND DELETIONS**

Items 3.2 and 4.5 were moved up on the agenda as the proponents and associated Planners were in attendance. The agenda was approved as modified. Please note items 0.2 and 0.3.

2. **APPROVAL OF MINUTES**

The following changes were made to the February 19, 2003 minutes:

Item 2 - The seconder of the motion was Ms. Williams, not Ms. Walker.

Item 3.1 - The nomination of Ms. Williams for Vice-Chair was seconded by Mr. Murray, not Mr. Murphy.

MOVED BY Mr. Williams and seconded by Mr. Regan that the minutes of the February 19, 2003 meeting be adopted as amended. MOTION PUT AND CARRIED.

The following changes were made to the March 3, 2003 minutes

Page 4, 5th paragraph - insert the word 'should' between the words 'developments' and 'consider'.

Page 7, 4th paragraph, 1st sentence changed to read: A discussion followed *on the width of water courses that this 100 meter setback would apply to.*

Page 8, 2nd paragraph, 1st sentence changed to read: The Board felt this recommendation should be expanded to include reference to *bonding*, with a significant penalty attached.

MOVED BY Mr. Regan and seconded by Mr. Mandaville that the March 3, 2003 minutes, as amended, be adopted. MOTION PUT AND PASSED.

3. **NEW BUSINESS**

3.2 **CASE 00535: APPLICATION BY SHARON EISENHAUER TO PERMIT AN OUTDOOR DISPLAY COURT AND AUTO REPAIR SHOP BY DEVELOPMENT AGREEMENT AT 2005-2009 (NO. 1 HIGHWAY) SACKVILLE DRIVE**

- Memo to the Board dated March 3, 2003 from Andrew Bone, Planner re the above noted case.

Mr. Bone noted that there is currently an outdoor auto display court on the Eisenhauer property. The adjacent property currently contains a two bay auto repair shop. The intention is to expand it to four bays. The repair shop is not permitted under the by-law. Rights under the existing by-law, related to the car display court, have yet to be determined.

During review of the report, it was noted that the properties are within 130 and 155 meters of the highwater mark of Springfield Lake and thus the Board's input on the potential impact on area watercourses was being asked for. The properties are located within the Springfield Lake designation which was created in the MPS to minimize the impact of development on Springfield Lake.

Mr. Bone indicated that no paving on the site is proposed, thus curbing isn't an option in stormwater retention and direction. He understood the applicant is considering an oil and grit separator installation, however.

During the ensuing question and answer session, Mr. Bone indicated that there is really no ditch system in the vicinity. The area is relatively flat. Reference was made by Board members to individuals still using Springfield Lake for drinking water and that the area is not that far from the Grace's property. The Grace's had brought their concerns to the Board's attention at the January meeting.

The Chair noted that the distance of 130 meters from a watercourse is well beyond the Board's Guidelines for undisturbed buffers, thus he could not see how the Board could talk about runoff from the property. Mr. Bone noted that any runoff could be controlled through the Contract Development Agreement. Dr. Stobo felt that the biggest issue

appeared to be the new garage and associated oil and grit separator. A clause could be included in the Contract Development Agreement that in the event paving took place, an oil and grit separator was to be installed to treat runoff.

Mr. Regan noted that at the Public Meeting, reference was made to retaining as many trees on the property as possible.

Referring to the proposed new garage construction, concern was expressed that the structure might be heated by oil. In that event, it was felt that a leak protection device should be required so as to prevent damage to the lake in the event of an oil leak. Mr. Bone will check to see what plans they have for the heating system.

The discussions concluded and the Board indicated it desired the following:

- An oil and grit separator for the new building.
- If any paving is done, a catch basin be installed and runoff from the area be treated.
- If any fuel stored on site, associated with the new building, it have a protective catchment device to ensure no loss of fuel into groundwater.
- If any vehicle washing is to occur, it has to be done on an impervious surface with collection of runoff directed to the sanitary sewer.
- No trees be cut down, other than those which have to be cut down to put in the new building and car display area.

Rather than draft a report, the Board felt it would suffice for an extract of the draft minutes to be provided to Mr. Bone on this case.

4.5 **WESTGATE - DEVONSHIRE AVENUE EXTENSION - REVIEW OF SOIL AND SEDIMENTATION CONTROL PLANS**

- Letter dated March 19, 2003 from Mr. Mark VanZeumeren, Project Manager, Environmental Design and Management Limited (EDM)

Mr. VanZeumeren reviewed the letter's contents with the Board and associated Devonshire Cul d'Sac Grading and Tree Retention plan, with reference to an aerial map illustrating existing conditions. Mr. VanZeumeren referred to the collection of water from paved surfaces being directed to a storm sewer which would eventually come out under Highway #3 and enter Governors Brook.

Mr. Regan identified another area where other stormwater would be collected and eventually end up in Governors Brook. Mr. VanZuermeren agreed that this is another point where testing should take place. It was felt it would be preferable, during the

construction phase, to block off this storm drain.

It was requested that the Board be provided with copies of the water sampling reports and runoff be tested at two locations, i.e. the rock filled area and at a manhole where water entering will be directed to Governors Brook.

Mr. Regan indicated he was really impressed with the measures being taken. Rather than prepare a report, it was agreed by the Board that an extract from the minutes, containing the above noted two points would suffice. This extract will be provided to Ms. Corser.

3.1 **PRESENTATION RE DEVELOPMENT IN HALIFAX IN GENERAL AND OVERALL IMPACT ON WATERSHEDS IN AREA**

Deferred in absence of Ms. Smith to May meeting.

3.3 **NOVA SCOTIA LAKE HYPOLIMNION PROJECT**

Deferred in absence of Mr. Hope to May meeting.

4. **BUSINESS ARISING FROM MINUTES/STATUS SHEET**

4.1 **WATER TESTING RESULTS TO FEBRUARY 2003**

The status of various recommendations made by the Board, related to water testing since 2002, was summarized by Ms. Williams and a copy provided in the agenda package.

Ms. Williams referred to a conversation she had with Ms. Corser in which she was advised that arrangements are currently being made for test results to be filed in one location and automatically forwarded to the Board. A discussion followed on how the initiative to gather all the Board's recommendations and index them could fit with this project. The list could be expanded to reflect the pre 2000 recommendations.

Ms. Williams will provide an expanded version of the list to the Secretary. This will be included in the agenda package for comparison purposes with the members' records.

4.2 **GLEN ARBOUR (SANDY LAKE)**

Deferred in Ms. Corser's absence.

Reference was made to the reference to the subject of the Audubon Rating associated

with this development on the last page of the Status Sheet. Mr. Evans explained that this item is still pending.

4.3 **STATUS SHEET**

FILING/ARCHIVING

The Chair advised that he went through his records and pulled out Board recommendations. He has turned the resultant binder over to the Secretary. She will compare the contents of the binder to her own collection of recommendations to identify any which are missing. The Secretary was asked to list the recommendations and provide copies to the members for the next meeting. Individual members would be asked to review the list to determine if there are any recommendations still missing.

The Board considered how this initiative might fit in with the project earlier reported on by Ms. Williams in item 4.1. The Secretary will alert Ms. Corser on the status of the compilation of the Board's recommendations.

During the ensuing review of the Status Sheet the following items were deleted:

- C & D Waste Mgt. Strategy
- C & D Waste Mgt. - RDM - Drinking Water Lab Results

Referring to the Sobeys Fall River item it was decided that it should remain on as there are still aspects to be resolved, i.e. there has been no remediation of the site.

Boards Guidelines: It was decided that the increase in the minimum width of the buffer zone should be increased from 15 to 30 meters to conform with NSDOE&L. This item will be left on until changes are made to the Guidelines.

MPS Amendment for Districts 14 & 17. As this heading was confusing, it was clarified that the item refers to the old Districts 14 & 17, known currently as District 2.

4.6 **SEWAGE OUTFALL - FIVE ISLAND LAKE**

- Memo from Mr. Hope to the Board to which was attached a copy of a letter dated December 11, 2002 from Mr. Moir, Project Manager, N.S. Transportation and Public Works to Mr. Ashcoft, Dept. of Natural Resources.

In the absence of Mr. Hope, Mr. Mandaville presented this item to the Board.

There was a lengthy discussion of this item, during which the following points were

made:

- A new sewage treatment plant consisting of a recirculating sand filter and infiltration bed is proposed to replace the original packaged sewage treatment plant, whose outfall was directed to a dry well.
- 6,500 gallons of effluent from Sir John A MacDonald High School will be treated.
- Concern expressed by Mr. Hope that the effluent from such a system will be high in nutrients and thus will impact on the water quality of Five Island Lake.
- Mr. Hope would like the Board to request an opportunity to review the final plans for the effluent bed, so it can recommend a long-term monitoring program to ensure the plant is operating efficiently.
- It was suggested that the infiltration bed should consist of a porous substance, with a high lime content, which would help remove Total Phosphorus (TP), before it enters Five Island Lake.
- Such a infiltration bed can't be sampled, however. Mr. Regan suggested that Mr. Hope did not want the bed sampled but the receiving lake waters, to ensure the filtering system was not breaking down.
- The Board considered the pros and cons of asking that another packaged plant be installed versus the sand filter recirculation system.
- The correspondence from Mr. Moir acknowledges there will be times when the ground will be saturated and treated effluent will escape. It was suggested by Mr. Williams that in such instances perhaps the effluent could be held temporarily until the ground was less saturated.
- Have they retrofitted the school with low flow plumbing features?
- Given the quality of effluent, concern was expressed about the system clogging up, thus reducing the filter's absorption capacity.
- While the proposed recirculating sand filter system was a good treatment system, without some settling out process, the Board feared it would plug up.
- Referring to the time frame, it was noted that it is not proposed to start construction until the end of the school year.
- Is someone going to maintain the filters daily?
- The BOD figure of 5.5, stated in Mr. Moirs' correspondence, was excellent.

It was concluded that it might be desirable to invite Mr. Moir to give a presentation to the Board as it did not have enough information to formulate a recommendation. A copy of the correspondence to be sent to the Mayor. It will be explained to Mr. Moir that the Board is concerned that the new sewage treatment process will not be able to deal with 6500 gallons of effluent daily, especially in the spring, when the ground is saturated. The Secretary will provide the Chair with a draft extract from the minutes to help in composing this correspondence.

Mr. Mandaville referred to a presentation in 2000 on recirculated sand filters and Mr.

Regan referred to a document on centralized systems of this type.

4.4 WATER RESOURCE MANAGEMENT STRATEGY

The Board continued its review of the above study. The Chair noted that he had tasked the members to do the following:

- Review the summary of points which Ms. Williams provided to ensure nothing missing.
- Review their individual recommendations lists in the context of the four points raised by Mr. Sheppard.
- Consider items of high priority.

The Board commenced its review at Chapter 9 - Performance Measurement.

Mr. Regan questioned whether the recommendations only apply to development agreements or as-of-right, as well. It was felt by the Board that this should be one the Board's first statements (new overriding recommendation), i.e. all of these recommendations should apply to as-of-right development as well as new development agreements.

The following changes were made.

9-1:

Bullet 3 expanded to read "requirement for baseline water quality information *pre and post construction, as per protocol set out in 9-2 (as per comments in 9-2).*

Bullet 4 expanded to read "long-term monitoring to include community volunteers as appropriate *should not be essential element (component) of the management policy.*

Bullet 5 sampling, analysis and monitoring procedures to follow valid methods *to be conducted by laboratories accredited by the Standards Council of Canada.*

Bullet 6 expanded to read "results to be provided promptly to HRM and *submitted to the appropriate WAB and HRM ensure results are reviewed by a qualified limnologist.*

Mr. Murray suggested that consideration be given to how money could be raised to offset the costs of testing and interpretation. He proposed HRM determine the total lake frontage and charges be levied to owners to help offset these costs. It was noted that this would be something for consideration in the implementation phase rather than under performance measures of the policy. Mr. Ernst proposed this proposal might be

something to include in a general statement, evaluation of system we are trying to protect, i.e. to balance costs, an evaluation technique be explored or costs will be a factor in establishing assessment with baseline studies and chemical analysis and HRM should investigate a procedure (strategy) where new developments should bear part or all costs to obtain this baseline information.

Mr. Evans noted that this is likely already handled through lot charges.

9-2:

During discussion of this point, the Chair indicated he felt it would be a better strategy to reduce the number of sites to be tested per year and expand the number of parameters being tested for.

It is recommended that HRM undertake a water quality monitoring program. The annual sampling should consider characterization of a complete watershed. When a watershed(s) is sampled, attempts should be made to sample whole watershed(s) in a year. Frequency of sampling: once quarterly. A suite of chemical parameters be sampled. A suite of chemicals, such as RCAp that deal with site specificity, plus nutrients.

9-5 added:

A maximum allowable mean yearly Chlorophyll-a (CH-a) level, for example, should be set for each lake as the 'lake carrying capacities'. These values should be set at 30% maximum over the pre development yearly mean Ch-a."

A lengthy discussion followed related to Mr. Regan's recommendation 28 which reads "there should be definite limits for Total Phosphorus (TP) (10 micrograms/litres), Total Nitrogen (TN) (300 micrograms/litres) and Chlorophyllo-a (ch-a) (2 micrograms/litres). The Board discussed whether to expand the new point 9-5.

It was suggested that in terms of further development of lakes, certain levels of various elements should be established as targets to be maintained. Dr. Thomas noted that a part of the Policy refers "to no net degradation".

Mr. Ross cautioned how would you know if the old or new development was contributing to the problem?

Due to the late hour the meeting had to adjourn before the review was complete. The Chair asked that the members review the recommendations provided by Ms. Williams to ensure everything is included. If there are any additional items the members wish

included they were encouraged to jot them down on paper.

5. **CONCEPT PLANS**

None.

6. **ITEMS TO BE ADDED TO NEXT AGENDA**

None.

7. **DATE OF NEXT MEETING**

Wednesday, April 16, 2003. Only one item will be considered the Water Resource Management Strategy.

8. **ADJOURNMENT**

Meeting adjourned at 9:50 p.m.

Lynne Le Boutillier
Legislative Assistant