

HALIFAX WATERSHED ADVISORY BOARD  
MINUTES  
September 20, 2006.

PRESENT: Ms. Ellinor Williams, Vice Chair  
Mr. Walter Regan  
Mr. Ross Evans  
Dr. Barry Thomas  
Mr. David Ripley  
Mr. Nathaniel Smith  
Councillor Mary Wile

REGRETS: Dr. Wayne Stobo, Chair  
Mr. Derrill Hynick

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

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**1. Call to Order**

The Chair called the meeting to order at 6:30 p.m.

**2. Approval of the Agenda and Additions/Deletions**

Additions:

- 7.1 Update on Workshop on Lot Grading and Drainage - Walter Regan
- 7.2 Hammonds Plains Project - Walter Regan
- 7.3 Memorandum on 720 Sackville Drive (Information) - Richard Harvey

**3. Items to be added to Next Agenda**

None.

**4. Approval of the Minutes**

**MOVED by Councillor Wile, seconded by Mr. Regan that the minutes of July 19, 2006 be approved. MOTION PUT AND PASSED.**

**5. Business Arising from Minutes/Deferred Items:**

**5.1 HWAB's Guidelines - Update (Richard Harvey)**

The Chair indicated that at the July meeting, Mr. Harvey advised that Sharon Bond was going to discuss the Board's Guidelines with her staff.

In response, Mr. Harvey advised that Ms. Bond has not yet had an opportunity to discuss this matter with her staff.

**6. New Business:**

**6.1 Case 00908: Application by Timber Trail Homes Limited to Enter into a Development Agreement to Permit a 142 Unit Expansion to the Timber Trail Mobile Home Park, 961 Lucasville Road, Lucasville (Andrew Bone)**

A memorandum dated September 12, 2006 from Mr. Andrew Bone, Planner, was submitted.

Mr. Bone addressed the Board and outlined the application. He advised that, currently, Timber Trail Mobile Homes has 234 units off the Lucasville Road and they have two sewage treatment plants that date back 25 years. Mr. Bone advised that the outdated plants do not meet current design specifications and are overloaded, and the Nova Scotia Department of Environment wants them to upgrade their system. He explained that due to the costs involved in such a project, the only feasible way for the owners to do this is to expand the Park with an additional 142 new units. The Province has agreed in principle

that they would support an expansion to the Park in order to permit the upgrade.

Mr. Bone pointed out that new sewage treatment plant will discharge into Sandy Lake, which will then discharge into the Sackville River, and he indicated he would like the Board's comments in regard to this aspect of the application. Using overheads, he illustrated the site plan of the proposal and noted that the property drains toward Lucasville Road. Mr. Bone added that the proposal will remove the existing sewage treatment plants and they will be replaced with one new system located on the other side of Lucasville Road. He noted that the details of the type of system to be used have not been determined and that the goal of the system is to upgrade the level of treatment to tertiary. Currently, it is secondary treatment. Mr. Bone pointed out that even with the upgrade, it is not certain that the applicant will be able to reach today's standards and that the Province is aware of this fact.

At 6:43 p.m. Mr. Ross Evans entered the meeting.

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

The following points were raised as concerns by the Board, and Mr. Regan volunteered to draft them into recommendations. The Chair suggested that once they are completed, that he send them to Dr. Stobo for his review.

- There should be no discharge into Johnson's Brook, but if there is, it should be done by subsurface discharge through septic field; and the Board would like the brook monitored.
- The Board is concerned about Kingswood North and cumulative affects
- Special precautions are to be taken if the developer encounters pyritic slate
- The Board is concerned that there is no stormwater management plan
- The Board would prefer that the sewage treatment plant meets today's standards.
- The Board recommends an oil grit separator
- Baseline monitoring of Johnson's Brook be carried out in several places, i.e. the inlet to the lake, and upstream at several places. Monitor for nitrogen, phosphorus, PH, and coliforms. Baseline testing, and testing carried out three times per year, for the next three years, with the reports coming back to the Board.
- Oil tank protection and low flow fixtures.
- If there is effluent discharge into the brook, it should be held onsite until the receiving waters can handle it.
- Once the developer determines the type of sewage treatment system they are going to use, the Board would like to see this information.
- Flow analysis in same places of the brook.

The Chair advised that the recommendations will be on the agenda for final approval at the Board's next meeting.

## 7. Added Items:

## 7.1 Update on Workshop on Lot Grading and Drainage - Walter Regan

Mr. Regan advised that in August, HRM hosted a meeting which he attended on behalf of the Board in regard to the melding of three lot grading bylaws. He advised that three stakeholder groups were represented, i.e. environmentalists, developers, and surveyors.

Mr. Regan elaborated on the purpose of the meeting and the outcomes, highlighting the following points:

- all stakeholders were in agreement that the bylaw should reflect the current highest standard bylaw, which is Bedford's.
- all were in agreement to a \$5,000 bond for each lot.
- HRM must comply to their own topsoil bylaws
- the bylaw should be based on soil types
- tie the occupancy permit into the topsoil bylaw, therefore, the resident can not move into the house until the landscaping has been completed and the lot has been graded properly.
- there should be an 'exception paragraph' - the Redbook calls for a 3:1 grade, which was done in Bayer's Lake and this is why there are no trees or landscaping. The developers want to be able to leave trees and natural hollows that don't have impact on drainage.
- HRM does not release Master Plans for drainage to contractors and this can have an impact on several homes when a contractor builds outside the master drainage plan.
- topsoil bylaw should include mandatory buffers.
- questions were raised on how to protect a brook from soil runoff if it is not identified on a map.
- topsoil bylaw should also reflect commercial properties.
- the bylaw must take into account a 'worst rain event'.
- the bylaw will come to this Board (HWAB) for comment.
- permit fees have to reflect the amount of work and time to enforce it.
- suggestion that HRM have an emergency fund in which it could go out and immediately clean up after a rain event.
- The terms, 'wetland' and 'watercourse' are not well defined in the new regional bylaw.
- the Province is encouraging HRM to make construction a designated activity under the Environment Act.
- there are no stormwater management guidelines.
- Best Management Practices should be written out in detail.
- HRM should not only approve the plans but it should train the developers to meet those plans.
- better communication is needed between the planners and engineers.
- a question was raised on how to get the Provincial and Federal Governments to follow HRM rules.
- suggestion that the developers be charged a restoration fee for silt or pollution in a brook.
- it was suggested that large scale subdivisions require the same landscapers, contractors, surveyor, etc. throughout the development to ensure consistency.

- the bylaw should have enough flexibility so that if the Province brings in new regulations, they can easily flow into the bylaw
- the building permit must have a landscaping schedule.
- inspections should be carried out before and after rain events.
- the subdivision developer should maintain some sort of involvement with the subdivision even after it has been completed.

## **7.2 Hammonds Plains Project - Walter Regan**

Mr. Regan advised that some time ago an application came before the Board for a rezoning at 2120 Hammonds Plains Road from MU-1 to C-4 to permit multi-tenant Commercial Building. He explained that there are many changes going on at the property, and a sewer pipe was found. This would exempt them from the 20 metre rule.

Mr. Bone explained that this matter went to Community Council a day before the Regional Plan public hearing. At the Regional Plan public hearing, Council made a motion to exempt any rezonings that were in process and approved prior to the hearing; therefore, this application has been grandfathered.

Mr. Evans pointed out that the building which was proposed is now further back on the lot than it was intended to be. Mr. Evans circulated photographs of the site for the Committee's information.

Mr. Bone suggested the information be forwarded to HRM's engineering staff.

## **7.3 Memorandum on 720 Sackville Drive (Information) - Richard Harvey**

A memorandum dated September 18, 2006 pertaining to 720 Sackville Drive was submitted for information. The memo noted that work is taking place close to the Sackville River at the Downsview Mall on Sackville Drive, and that a Topsoil Removal permit was issued by staff for this work.

## **8. Date of Next Meeting - October 18, 2006**

Councillor Mary Wile provided regrets for this meeting, advising that she will be attending a meeting of the Union of Nova Scotia Municipalities.

## **9 Adjournment**

The meeting adjourned at 8:35 p.m.

Sheilagh Edmonds  
Legislative Assistant