

**HALIFAX REGIONAL MUNICIPALITY**

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**Halifax Watershed Advisory Board  
MINUTES**

**June 21, 2006**

**PRESENT:** Dr. Wayne Stobo, Chair  
Ms. Ellinor Williams, Vice Chair  
Mr. Nathaniel Smith  
Mr. Derrill Hynick  
Mr. David Ripley  
Mr. Walter Regan  
Dr. Barry Thomas  
Mr. Ross Evans

**ABSENT:** Councillor Mary Wile (regrets)  
Dr. Sankar Ray

**ALSO PRESENT:** Ms. Sheilagh Edmonds, Legislative Assistant  
Mr. Richard Harvey, Senior Planner  
Mr. Luc Ouellet, Planner  
Mr. Frank Hope, Observer

TABLE OF CONTENTS

1.	Call to Order .....	3
2.	Approval of the Agenda and Additions/Deletions .....	3
3.	Items to be added to Next Agenda .....	3
4.	Approval of the Minutes .....	3
5.	Business Arising from Minutes/Deferred Items: .....	5
5.1	Concept Plan - Kingswood North Phases 4, 5, 6 and 7, Hammonds Plains .....	5
5.2	Concept Plan - Midland Hills Estates, Hammonds Plains .....	5
6.	New Business: .....	3&5
6.1	Watershed Based Planning Information Session - Derrill Hynick .....	4
6.2	Concept Plan Discussion - Wayne Stobo (Chair) .....	5
6.3	Soil and Water Conservation Society Memorandums of March 17 and March 20 - Wayne Stobo (Chair) .....	5
6.4	Application for Development Agreement to Allow for a Camp in Sambro Head .....	3
7.	Date of Next Meeting .....	6
8.	Adjournment .....	6

**1. Call to Order**

The Chair called the meeting to order at 6:35 p.m.

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

At the request of the Chair, it was agreed that following *Approval of the Minutes*, the Committee would deal with item 6.9 as the first order of business, followed by items 6.2 and 6.1.

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

No items were put forward to add to the next agenda.

**4. Approval of the Minutes**

**MOVED by Mr. Regan, seconded by Ms. Williams that the minutes of April 19, 2006 be approved.**

**6. New Business:**

**6.4 Application for Development Agreement to Allow for a Camp in Sambro Head**

Mr. Luc Ouellet, Planner, addressed the Board and provided an overview of the application by the Bayside United Baptist Camp Association to enter into a development agreement to allow for a camp located off the Ketch Harbour Road (lands north of Highway 349 and adjacent to Third Pond, PID 00394775, Sambro Head).

In his remarks Mr. Ouellet advised that the proposal is for a camp which will accommodate 150 campers initially, and eventually expand to 300 campers. There will be 14 cabins, each housing 12 campers; as well as a retreat centre. Access from the Ketch Harbour Road will be provided by a 20-metre wide deeded access and the site is to be serviced with an on-site septic system and private wells. Mr. Ouellet requested that the Board review the application and provide recommendation in regard to the wetlands that are on the site.

Mr. David Seller, Board Member of Bayside Camp, and Mr. Tim Veinot, Terrain Group, provided further details on the application and responded to questions of the Board.

The Chair thanked everyone for their presentation and advised that the Board will prepare recommendations on the application, which will be approved at the next meeting and then forwarded to Mr. Ouellet.

Ms. Williams volunteered to prepare the recommendations.

The Board discussed the proposal and agreed to the following recommendations:

- if there is any major change that would impact the present map on environmental issues, the Halifax Watershed Advisory Board would like the

application to come back so it can have an opportunity to reconsider its recommendations.

- any expansion of the campground over and above what is considered today (150 campers), the Halifax Watershed Advisory Board recommends it be done through a nonsubstantive amendment to the Development Agreement, subject to receiving advice from HWAB.
- include an undisturbed buffer of 30 metres around all water bodies and wetlands; this buffer distance should be honoured in the construction of the access road as well, except where the road crosses the stream.
- install either fish passages or a three-sided culvert where the road crosses watercourses.
- in the preamble of the recommendations, include the following comment: 'the Board is pleased that the proponent is achieving the equivalent of a tertiary treatment system, and they are recycling polished effluent onsite through an irrigation system.'
- the Board is pleased the proponent is considering all the wetlands and natural vegetation as assets to the site and intend on conserving them.
- HWAB recommends the proponent have a backup generator in the event of power outage.
- the Board appreciates that there will be no motorized boats.
- recommend the proponent follow Provincial guidelines for beach construction; and that swimming and boating facilities be floating structures and removable.
- one set of baseline water quality testing carried out at a location in vicinity of the beach and the entrance of the brook connecting Third Pond to Second Pond; it be four-season testing at the two sites; it test for coliforms and nutrients (phosphorus and nitrogen), and completed prior to occupancy.
- the disposal of backwash be handled in an environmentally friendly manner.
- if petroleum products are stored onsite, they should be stored in a full containment system.

### **6.1 Watershed Based Planning Information Session - Derrill Hynick**

- A document entitled, Cumulative Effects of Development on the Water Resources of HRM's Watershed Planning was submitted.

Mr. Hynick updated the Board in regard to the information he, Ms. Williams, and Mr. Ripley are collecting for the presentation to Council. He advised that he and Ms. Williams met with Mr. Peter Duncan, Environment Manager with HRM Regional Planning, to discuss and identify areas where protection of water resources are uncertain over the long term.

Referring to the submitted documentation, Mr. Hynick reviewed their findings to date on the problems surrounding subdivision development and the cumulative impact on the water resources of HRM.

A discussion ensued in regard to areas the presentation should focus on, and the formatting of the document.

The Chair advised that the subcommittee will continue working on the presentation and will

notify the Legislative Assistant once it is ready to come back to the Board.

At 8:47 p.m. the Board recessed and reconvened at 9:00 p.m.

## **6.2 Concept Plan Discussion - Wayne Stobo (Chair)**

The Chair explained that he added this item to the agenda because the Board has been inundated with concept plans over the past several months. He advised that in the past, the Board has simply received the plans as information, however, when the number planning applications coming before the Board declined, the Board felt it had the time to review and make recommendations on the concept plans. The Chair noted that the recommendations have limited impact and the concept plans take up a significant portion of the agenda. He suggested, therefore, that the Board revert to its earlier stance on concept plans, i.e. receive them as information only. He added that, in the event a Board member has a concern about a concept plan and believes it should be brought to the attention of staff, then the Board can make a recommendation on that particular plan.

A discussion ensued and the Board was in agreement that it would receive and regard Concept Plans as information only.

The Board also entered a brief discussion on the distribution of its Guidelines to developers, and a suggestion was put forward that, as part of internal process, staff provide a copy of the Guidelines to applicants at the initial stages of subdivision inquiry.

**MOVED by Dr. Thomas, seconded by Mr. Regan that staff consider and report back at the next regular meeting on the feasibility of including Halifax Watershed Advisory Board's Guidelines in staff's internal process in regard to subdivision inquiries. MOTION PUT AND PASSED.**

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

### **5.1 Concept Plan - Kingswood North Phases 4, 5, 6 and 7, Hammonds Plains**

The Chair advised that the recommendations were forwarded to staff.

### **5.2 Concept Plan - Midland Hills Estates, Hammonds Plains**

The Chair advised that the recommendations were forwarded to staff.

The Chair advised that given the Board's previous discussion, the remaining Concept Plans on the agenda would not be reviewed by the Board, and are for information purposes only.

## **6. New Business:**

### **6.3 Soil and Water Conservation Society Memorandums of March 17 and March 20 - Wayne Stobo (Chair)**

The Chair referred to memorandums submitted by Mr. Mandaville dated March 17 and March 20, 2006 and advised that Mr. Mandaville has indicated he would be willing to provide to the Board the information that he had removed from his website, in return for a donation to his group.

A brief discussion ensued and the Board agreed to maintain the status quo in regard to the posting of its minutes and recommendations.

The Chair indicated he would contact Mr. Mandaville and express the Board's appreciation for his offer, but advise that the Board has decided to decline.

#### **7. Date of Next Meeting**

The next regular meeting was scheduled for July 19, 2006.

Mr. David Ripley, Mr. Derrill Hynick, and Mr. Ross Evans provided regrets for this meeting.

#### **8. Adjournment**

The meeting adjourned at 9:40 p.m.

Sheilagh Edmonds  
Legislative Assistant