

**HALIFAX REGIONAL MUNICIPALITY  
HALIFAX COUNTY/HALIFAX MAINLAND WATERSHED ADVISORY BOARD**

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6:30 p.m.  
Board Room 1  
1750 Dutch Village Road  
June 16, 1999

PRESENT: Dr. Wayne Stobo, Chair  
Mr. Walter Regan  
Dr. Jack Burney  
Mr. Ross Evans  
Mr. Glen Williams  
Mr. David Haley  
Mr. Jim Holmes

REGRETS: Ms. McNeil, Mr. MacLean, Mr. Hope, Mr. O'Toole, Mr. Dwyer and Mr. Guilcher

ALSO PRESENT: Susan Corser, Planner  
Lynne Le Boutillier, Assistant Municipal Clerk

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## 1.0 **APPROVAL OF AGENDA, ADDITIONS AND DELETIONS**

The following items were added to the agenda:

- Item 4.2 - Halifax Regional Water Commission - Map
- Item 4.3 - Stormwater Separator
- Item 4.4 - Developer Contacts
- Item 4.5 - Halifax Western Commons
- Item 4.6 - Prohibition of Motorized Craft - Small Lakes

It was also agreed by consensus that item 4.1, East Pepeswick Golf Course be moved up on the agenda.

## 2.0 **APPROVAL OF MINUTES**

The minutes of the May 19, 1999 meeting were approved, as circulated, on motion of Mr. Regan and Mr. Holmes.

## 4.0 **NEW BUSINESS**

### 4.1 **EAST PETPESWICK GOLF COURSE**

Mr. Rob LeBlanc, Land Design Services, Mr. Jeff Phinney, P. Eng., Allen Baker, developer and Ms. Darlene Moore were attendance in relation to this item. An application has been submitted for a development agreement to construct a mixed residential/golf course development. Circulated to the members was a paper entitled "Petpeswick Golf Course: Stormwater and Erosion Control Narrative", prepared by Ekistics, Planning & Design in association with LandDesign Services.

An aerial photograph was displayed, together with a map illustrating the features of the proposed golf course, residential development.

In addition to stormwater management and sedimentation & erosion control, the paper dealt with Pest Management and Horticultural Controls.

During the review it was noted that there are three major watersheds on the property. They are associated with a brook, wetland and the Harbour.

It is being proposed that the development be constructed in two phases, i.e. the first nine holes, with the back nine holes, towards Musquodoboit Harbour, being developed in the

future. It is anticipated that the runoff from the site will be less than present once the first phase is developed. The developer intends to irrigate portions of the course and it is thus desirable to retain as much runoff as possible on site.

The creation of stormwater retention ponds are being planned for this purpose.

It is the developer's intention to develop the course, three holes at a time, thus reducing the amount of exposed ground, at any given time. A time period of 6 to 8 weeks for completion of each set of three holes is estimated. They would like to commence construction by the end of the summer. The final three holes should be finished by the end of February. The anticipated opening date is July 2000.

Following the Stormwater Management and Erosion Control portion of the presentation, Dr. Burney expressed concern regarding the impact of doing this work during the fall and winter, due to the amount of rainfall and the freeze and thaw cycles. The proponent anticipates all the work on the holes to be completed by December, and work then commencing on the parking lot and club house. Dr. Burney felt all exposed areas should be sodded by the beginning of December. The proponent contended that they can't afford to lose top soil and measures will be taken to minimize loss.

Referring to the use of hay bales, Dr. Burney stressed they are totally ineffective as they are too porous. Some benefit might be achieved in combination with a silt fence to spread the water flow.

Mr. Regan questioned how close the second nine holes will come to the high water mark of the Musquodoboit Harbour. Jeff Phinney indicated this has not yet been determined. The Chairman reminded the members that the proponent is looking for approval for the whole concept plan, not just the first nine holes. In addition to buffers along water courses, it was noted there is a need for a buffer adjacent the Harbour. When cliffs are involved an even larger buffer is recommended, i.e. 100 meters.

Referring to the intermittent stream identified on the property, Mr. Regan remarked that it is still recognized as a water course and a buffer of 15 meters is recommended by the Board. He noted that a buffer would also be required around the wetland, which may be 1.5 acres in size.

The presentation concluded with Mr. Phinney reviewing proposed Pest Management and Horticultural Controls.

It is anticipated that due to Council's recess, the Development Agreement will likely not get to Council until early September. It was therefore decided to postpone drafting

recommendations until the July meeting, to allow the members to read and report and review the minutes.

The members were asked if there is any information they felt was missing from the presentation. Concern was expressed that although the proponent indicated that they do not intend to disturb any rock by only removing till from the parking lot, the estimates of two to six feet of earth seem optimistic. It was recalled that they intend to regrade the land, which may effect the seasonal (intermittent) streams.

It was suggested that an assessment of the wetland might be in order, but the Chair doubted whether the wetland in question would be classified as significant. Mr. Regan indicated that he got the impression that someone will be assessing these wetlands in the future. It was felt that some information on the wetland would be desirable before any recommendation is made, or an assessment be required before approval of the development agreement. The development design may result in the wetland drying up.

It was felt that some information on the underlying rock of the area should be provided. Mr. Evans has geophysical plans for the Region and will bring them to the next meeting.

In addition to the 5% park land dedication, with respect to the residential development phase, under a development agreement additional open space would be negotiable. It was suggested that it may be applied to a buffer zone for the Harbour.

### 3.1 **MARITIME AND NORTHEAST PIPELINES**

Mr. Williams reported that he has been in contact with Phil Francis. Mr. Francis assured Mr. Williams he would e-mail or copy any information to him.

### 3.2 **WATER QUALITY - GLEN ARBOUR**

Ms. Corser advised that she has not been able to get together with Mr. Guilcher on this. (Status sheet - S. Corser and M. Guilcher to confirm where we are in getting data)

It was noted that a full set of data is still not available for the Webb site.

### 3.3 **CO-CORRECTIONAL FACILITY**

In his update, Mr. Regan referred to the site visit of the property. He noted that 35 acres of land are cleared.

Reference was made to a news report regarding the need for an Environmental Impact Study. The Chairman noted that correspondence was sent to Mayor, copied to the Federal Minister of Environment regarding such an assessment.

### 3.4 **CONCEPT PLANS - LETTER TO PETER BIGELOW**

Ms. Corser advised that she and Colleen McNeil have not had an opportunity to finalize the correspondence. Item deferred to July.

Sometime ago, a letter was sent to Sharon Bond regarding the Board's desire to see concept plans and if there would be any opportunity, in the time frame for the Board to review. Ms. Corser assured the Board that it will receive concept plans in future, but she doubted the time frame could include the Board's review.

Mr. Regan noted that Mr. Harry Soper, who looks after concept plans for the Central Region was trying to determine who SRA's contact was, now that Richard van Ingen has moved. He has been advised to contact Mr. Regan.

### 3.5 **GUIDELINES FOR B.C. SUBDIVISIONS**

Copies of reports entitled "Land Development Guidelines for the Protection of Aquatic Habitat, Province of B.C. and "Urban Runoff Quality Control Guidelines for the Province of British Columbia" dated June 1992 were provided to the Secretary by Mr. Regan. Copies will be placed in the Corporate Library. Two extra copies of each report will be runoff for circulation to the members.

Reference was made to a diagram of an oil and soil separator contained in the publications and calculations which could be used by staff when drafting documents associated with CDDs. Examples are given to phrasing to make requirements legally binding. In future, the Chairman felt it would be beneficial if the Board could refer staff to particular sections for information on various topics when giving advice. Having a particular section number and page number would be useful.

The table of contents from both reports will be circulated with the next agenda package.

### 3.6 **PROTOCOL DISTRICT 2**

Mr. Williams reported on his meeting with the Kevin Warner and Angus Schaffenburg on Friday regarding the recommendations Mr. Williams had presented to Community Council. Apparently there are still some administrative loopholes. For example, when a

person plans renovations of an existing property, the square footage will determine whether the application proceeds through HRM or the N.S.D.O.E. At present the use of the additional square footage is not taken into account. A meeting of Development Officers has been arranged for this week. Sharon Bond, Kevin Warner, Sandy Cameron, NSDOE will meet with Mr. Williams to determine if enough safe guards are in place. No zoning deals with problems associated with small lots. While this matter is presently confined to District 2, it would be advantageous for the solution to apply to the entire HRM. A zoning change may be required to deal with small lots, if the administrative loopholes can be filled in. Work in progress.

### 3.7 **MEMBERSHIP**

No further word has been heard on the selection of a new member to replace Jennifer Barr for District 17. Councillor Reid had been advised of the need to appoint a replacement, but the Membership Selection Committee has yet to meet.

No further word has been heard from the Williams Lake Conservation Company. Since the Board supports the group joining, it was proposed that a report be drafted for Chebucto Community Council, recommending the Williams Lake Conservation Company be appointed. The report will note that the Williams Lake Conservation Company had approached the Board for membership and they meet the qualifications outlined in the terms of reference. Once this recommendation has been approved by Community Council, all the group has to do is appoint their representative. A copy of the report will be sent to the Williams Lake Conservation Company.

For clarification purposes, Ms. Corser noted that a group can be appointed to the Board at any time, while the individual district representatives are selected through an annual selection process.

Reference was made to the fact that two individuals have not been attending or sending regrets. A letter need to be sent to these two individuals, advising them of the requirements in the terms of reference.

### 3.8 **PLANNING ADVISORY COMMITTEE**

A copy of a draft letter prepared by Ms. McNeil for the PACs, introducing the Board was circulated to the members. The members approved the wording of the correspondence and it will be sent out in due course.

The Chairman noted that a similar letter was sent out to various organizations a couple of

months ago and a reply was received from Darrell Dixon, President, CHBA of Central Nova. The correspondence indicates that the Association welcomes the opportunity to comment on the Guidelines and requests 200 copies be provided to their office for circulation. (Refer item 4.4)

For the members' information, Ms. Corser explained where PACs fall into the process. She noted that they essentially serve as another level of review, i.e. PACs do initial reviews and provide advice to Community Councils on planning matters. Recommendations from the Board first go to the PAC and then to Community Council.

### 3.9 **BENNERY LAKE - AD HOC COMMITTEE**

Ms. Corser advised that she attended the May 13<sup>th</sup> meeting. This initiative was a result of native logging of Crown land. The area in question serves as a water supply for the Airport and the Aeotech Park. In order to protect the water supply, it was decided to commence the formal designation process. This process includes a requirement for community consultation. Susan Corser was invited to attend as she had experience with the community consultation aspect.

She noted that the Ad Hoc Committee consists of herself, Tony Blouin, Principal, Environmental Issues, Alan Brady, Manager, Wastewater Treatment, Michael Wood, Real Estate and John Theakston, DOE.

In January Council approved up-to-date land use and land ownership surveys be conducted. A lot of the land is owned by DNR and HRM is pursuing a land swap.

She anticipates work being ongoing over the summer, with open houses and public consultation this fall.

It was noted that it was assumed that the whole area in question was zoned Conservation, however there is a strip which isn't. It contains a gas station, etc. Normally all watershed in HRM would be under the Halifax Regional Water Commission, however this was a carryover from pre-amalgamation days. It could conceivably become part of the Halifax Regional Water Commission lands.

Mr. Regan expressed interest in becoming a member of the Ad Hoc Committee if they are looking for members. At one time it was suggested that they might like representation from the Board. Ms. Corser noted that her role on the Committee is actually twofold, i.e. link between the Committee and Board and expertise on the public consultation component.



### 3.10 **HEMLOCK RAVINE PARK NORTH MASTER PLAN STUDY AREA**

Copies of a memorandum from Mr. Morgan dated June 16, 1999 regarding a Public Meeting - Prince's Lodge (Hemlock Ravine North) Master Plan Study Area, dated June 16, 1999 were circulated to the Board. A preliminary design brief is to be presented Wed., June 23<sup>rd</sup> at Grosvenor Wentworth School. It is intended that the design brief will be presented to the Board, July 21.

The Chairman noted that Stephen Feist is no longer associated with this project, but Paul Morgan. The Master Plan will include Hemlock Estates.

While Walter Regan can't attend the Public Meeting, Ross Evans and/or David Haley may be able to. The Chairman encouraged the members to spread word of the Public Meeting, as staff is anxious to have good public participation.

### 3.11 **LAKE VIEW MOBILE HOME PARK**

A copy of a draft report prepared by Mr. Regan and Ms. McNeil on the Lake View Mobile Home Park was circulated to the members for their review.

The following changes were suggested to the draft:

Second to last sentence, first paragraph of the Background. Application *has been made* to remove 90 feet.....

Recommendation 3: A *seasonal* water quality study of the lake....., commencing before construction and after construction. (It was pointed out that there is nothing in the recommendation pertaining to sampling frequency.)

Recommendation 4: Later in the meeting, as an example of his concerns regarding giving too specific recommendations, Mr. Haley used the chemical treatment suggested as an example.

Recommendation 5: An explanation be given of bacteria action aerobically and anaerobically, i.e. how bacteria acts in the presence of oxygen and how bacteria acts in the absence of oxygen.

Recommendation 6: Concern was expressed that not every one is familiar with the term Golet score. It was felt that a clause in brackets should simply note that the NSDOE has identified the area as a significant wetland which requires protection. It was noted that the

Golet score was developed by NSDOE to rank wetlands based on their importance as a natural resource. By having a score of 65, this wetland had been ranked significant and requires protection.

Recommendation 12: Similarly the term “run of river” was felt to need definition. The words “that is normal daily flow in lake discharge” to be added after the term.

Recommendation 13: The words “on roads in winter” should be inserted after the words “Sand should be used”.

Addition of Recommendation 14: It was noted that the proponent did not mention how the backwash from their water treatment plant will be dealt with. Mr. Regan noted that filters are often backwashed and use alum in the process. The alum should not be released directly into a watercourse because of its aluminium content. He felt how the alum will be disposed should be entered in the development agreement.

It was agreed that Recommendation 14 should indicate that the backwash from the filters of the water treatment plant should be directed through the artificial wetland for the stormwater.

Following the review, David Haley expressed concern that while this was an excellent effort, the recommendations may be becoming too specific. He referred to the minutes of a recent BWAC meeting, where Wayne Anstey, HRM Solicitor tried to alleviate the concern of BWAC members about the potential for being sued and found liable. Mr. Haley suggested that the Board should consider the Board’s mandate, when drafting recommendations.

While the level of detail in the recommendations is outstanding, he felt the Board was making comments at the technical level. The Board could find itself liable if it tells a proponent what to do and problems are encountered when the advice is followed.

The Chair agreed that the recommendations need to be couched. The Board’s comments should simply point out potential problems which need to be addressed. It could be suggested that the proponent consider this, as opposed to doing this, for example. Provide advice, but not say do it this way. The Chairman suggested that the release of this set of recommendations such be delayed. It was confirmed that this should not present a problem to the Planner, Andrew Whittemore. He sought a volunteer to rephrase the recommendations for review at the July meeting. David Haley volunteered.

Some specific examples of possible rephrasing would be as follows:

Recommendation 1: With regard to the use of ultraviolet radiation, just identify the reason the Board prefers the use of ultraviolet radiation, i.e. the Board would prefer not to see chlorine enter the water course.

### 3.13 UPDATE ON CWRA CONFERENCE

Copies of the presentation for the CWRA Conference were provided to the members for their information. Dr. Stobo noted that accompanying slides have also been made.

### 3.14 ENVIRONMENTAL GROUP - MCINTOSH RUN

It has been anticipated that a representative of this group might have attended this evening's meeting as an observer. Mr. Bobitt had been contacted by the Secretary.

### 3.15 LANDS OF HARTLAND DEVELOPMENTS

Ms. Corser explained that based on newly approved policies, lots can be developed as of right, at a rate of 20 lots a year, over a four year period. If the proponent wishes to develop faster, they can opt for a rezoning through a CDD.

Concern had been expressed at the previous meeting that there may be a potential acid slate problem at this location. Ms. Corser noted that the only way it would come before the Board is if they wish to develop at a rate of more than 20 lots a year under a CDD.

## 4.0 NEW BUSINESS (cont'd)

### 4.2 HALIFAX WATER COMMISSION

The Chair advised that he received a set of engineering specs and plans from Carl Yates regarding the twinning of the water line in an area which might have a potential negative impact on Hemlock Ravine from runoff. He noted that the Board had sent a letter to the Mayor requesting that Water Commission development plans be sent to the Board.

While receipt of the plans was appreciated, it was obvious that no real environmental evaluation has been done. The Chair polled the members on whether they were satisfied with the plans received or wished Mr. Yates contacted to determine if an environmental evaluation is planned.

Ms. Corser noted that the letter the Board sent to the Mayor had been directed to Ken Meech, who in turn directed it to Dr. Blouin for a response. It was felt that the Board should await a response from HRM before proceeding further.

#### 4.3 **STORMWATER SEPARATOR**

Mr. Haley provided the Board with a copy of material on a Stormceptor System. It was noted that a similar system is being used at the Fall River Sobeys development. It was felt that when developers come to the Board with commercial developments which might benefit from this technology, they could be referred to this publication for an example of what is available. A copy will be put in the Library.

#### 4.4 **DEVELOPER CONTACTS**

Refer item 3.8.

#### 4.5 **HALIFAX WESTERN COMMONS**

A copy of an e-mail, outlining developments with respect to the Halifax Western Commons, was circulated at the meeting.

Mr. Regan noted that Mr. Morgan was to provide the Board with a copy of the final report. It was noted that since Mr. Morgan will be attending the July meeting on the subject of Hemlock Ravine, a copy of the report could be sought. The Secretary was requested to contact Mr. Morgan in this regard. It was not felt practical for copies of the report to be circulated to each member, as it is a very large document. Mr. Morgan will be requested to give the Board a status report on what has taken place, what the recommendations and plans are and what HRM hopes to do with it.

#### 4.6 **PROHIBITION OF MOTORIZED CRAFT ON SMALL LAKES**

Mr. Williams noted that this subject was originally raised April 9, 1996, as a result of concerns the DLAB had with respect to Cranberry, Bell and Morris Lakes.

He referred to concerns he has with respect to Lake Fletcher. He felt a definition of small lakes is needed.

It was noted that the Canadian Coast Guard is the only body which has authority to regulate navigable waterways. Essentially the Dartmouth By-law were illegal. The Secretary

noted that the DLAB is nearing completion of their report on this subject. It was suggested that Mr. Williams may wish to speak with Audrey Manzer, the Chairman.

## 5.0 **CONCEPT PLANS**

### 5.1 **LAWRENCETOWN LAKE ESTATES**

Plans for Lawrencetown Lake Estates were circulated to the Board for their information. Even though it is an as of right development, it was felt that a copy of the Board's Guidelines should be sent to the Planner, Kurt Pyle to provide to the owner for his consideration.

## 6.0 **SUBCOMMITTEE**

### 6.1 **PARAMETERS FOR WATER QUALITY**

Dr. Burney advised that a meeting was held of the subcommittee June 4<sup>th</sup>. The draft report has been completed. The subcommittee reviewed the draft and has been asked to forward their comments to Dr. Burney by tomorrow. He will consider the suggestions and incorporate. The revised draft will be sent out once again to the members. It is hoped that consensus can be arrived at. It was noted that Susan Corser attended one of the meeting and a copy of the draft will be provided to her.

## 7.0 **BWAC MINUTES**

The approved minutes of BWAC's May 12, 1999 meeting were circulated at the meeting for the members' information.

It was noted that the Halifax Water Commission twinned line will be constructed through BWAC's territory. The Chairman wondered if Dr. Silver is aware of this fact. BWAC receives copies of the Board's approved minutes.

## 8.0 **STATUS SHEET**

Referring to the first item on the status sheet, Inclusion of Peninsular Halifax under a Watershed Advisory Board, Ms. Corser noted that this correspondence has been forwarded to Dr. Blouin by Mr. Meech. This change will be made to the Status Sheet.

Referring to the third item, pertaining to a \$50,000 budget item involving a Storm Water Treatment Policy and Source Control Implementation Strategy, Ms. Corser was asked to e-mail John Sheppard on the status.

9.0 **DATE OF NEXT MEETING**

The next meeting is scheduled for Wednesday, July 21, 1999 at 6:30 p.m.

10.0 **ADJOURNMENT**

The meeting adjourned at approximately 10:15 p.m.

Dr. Wayne Stobo  
Chairman

Lynne Le Boutillier  
Assistant Municipal Clerk

(July9/99)

