

HALIFAX REGIONAL MUNICIPALITY
HALIFAX COUNTY/HALIFAX MAINLAND WATERSHED ADVISORY BOARD

6:30 p.m.
Dutch Village Road
August 18, 1999

PRESENT: Wayne Stobo, Chair
Walter Regan
Jack Burney
Glen Williams
Lawrence White
Michael Guilcher

ALSO PRESENT: Austin French, Regional Coordinator, Planning Services
Councillor Read
Lynne Le Boutillier, Assistant Municipal Clerk

REGRETS: Colleen McNeil, Frank Hope, Jim Holmes and David Dwyer

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

Item 4.2 - Rezoning at Mouth of Little River, Petpeswick Harbour and
Item 4.3 - Governor Lake were added to the agenda.

The Chair requested that items 3.6 - Prince's Lodge Master Plan and 4.3 - Governor Lake be moved up on the agenda.

The agenda, as amended, was adopted on motion of Walter Regan and Jack Burney.

2.0 **APPROVAL OF MINUTES**

Page 4, 3rd paragraph, 2nd to last line of the June 16, 1999 minutes should have the word 'would' changed to 'should'. The minutes, as amended, were adopted on motion of Walter Regan and Jack Burney.

3.0 **BUSINESS ARISING FROM MINUTES**

3.6 **PRINCE'S LODGE MASTER PLAN**

Circulated with the agenda package were copies of the Prince's Lodge Master Plan Area, Conceptual Design Brief dated June 23, 1999 from Wallace Macdonald & Lively. In attendance at the meeting to review the Brief were Ron Hiltz, Senior Engineer, Michele Green, Planner and Greg Zwicker, student planner.

Austin French gave a brief overview of how this process came about. In addition to the Prince's Lodge area, the Morris/Russell Lake, Dartmouth area and Governor Lake are being considered for a master plan.

With the use of overheads Ms. Green reviewed with the members the following:

- ! Views of Halifax Harbour from the site
- ! The actual location of the site, between Hemlock Ravine Park and Cresthaven.
- ! Location of existing and proposed sanitary sewer and water services, including a water storage tank.
- ! Unique features such as the land ownership pattern, noting the three landowners, who have hired Wallace Macdonald and Lively, as consultants
- ! Reference was made to the fact that Kimberley Lloyd have a Stage I agreement for the area closest to Hemlock Ravine Park, and Stage II approval is pending. When planning for the greater area, the consultants are taking into account the plans for

this area.

- ! Research conducted through site visits to identify significant features to be incorporated into the master plan, i.e. water courses and flow direction; ponds, trails to be incorporated in the pathway system; significant ridges.
- ! Review of the principles of 'smart' growth which include environmental sensitivity.
- ! Proposed green areas, including a community open space area in the centre of the development. Green areas intended to link neighbourhoods. Existing watercourses to be used as part of the storm water management plan.
- ! Transportation patterns
- ! Schools sites
- ! Land Use Table for the 907 acre site, which will eventually accommodate 15,000 to 20,000 people over a 20 to 25 year period.

A question and answer session followed. Questions were posed regarding the following:

- ! Phasing of the project - exact plan not ready, but a number of potential starting points identified.
- ! Where sanitary sewage will be directed? A small portion (15% to 20%) of the site will have its sewage directed to Bedford's Mill Cove Treatment Plant, with the balance towards Halifax.
- ! What would be the next step in the process? Ms. Green noted they are already working on the next level of detail and some things identified in the report circulated have been changed. A traffic impact study, cost analysis of services required on site and development of policies are being prepared. As the site spans two separate MPS areas, they are considering requesting both be removed and a new MPS for the area be created.

Concern was expressed by Dr. Stobo regarding the dumping of untreated sewage into Halifax Harbour. With the site being proposed to accommodate 15,000 to 20,000, he suggested this would be a good time for HRM to request a tertiary treatment plant be constructed, rather than further compound the problems identified with the Halifax Harbour.

Concern was also expressed regarding the amount of green space identified. Ms. Green noted the percentage of green space exceeds the requirements in the current Municipal Government Act of 10%. Some people have indicated that they felt there was too much green space. In the latest revision of the plan, the allotment has increased to approximately 20%, not including small neighbourhood parks.

Mr. Regan questioned if any study had been done of significant tree stands. During their walk of the site with GPS receivers, Greg Zwicker and Ron Hiltz identified a significant tree

stand of approximately one acre in size containing hemlocks, 30 inches in circumference. They did not observe anything else of significance, but if information is available to the contrary, they would be happy to have it passed along to them. Mr. Regan, from his observations of the site, was impressed by the number of hemlock trees and felt a double check would be worthwhile.

Reference was made to a presentation given to the Board regarding the potential effect blasting could have on the groundwater of the area. Since the rocks go up and down, blasting may effect the groundwater flow through fractionization. This could have a negative impact on vegetation in Hemlock Ravine Park by reducing the amount of water available to the Park. While no studies are planned, Mr. Hiltz indicated the consultants are aware of the concerns for wells of existing properties along the Bedford Highway. They have been in touch with the Fernleigh Residents Association and acknowledge there are issues regarding wells which will have to be dealt with. Further study and thought will be required.

Mr. Regan questioned whether the firm would be willing to do a water quality testing and monitoring program. Ron Hiltz indicated they would be more than willing, but someone would have to reimburse them. He stressed that they are only engaged by three of the property owners. Mr. Regan requested that they conduct a pre- construction flow rate for the water courses. Referring to dams in the area, he questioned how the increased flow could affect them. If there are any wetlands in the area they should be scored. The Board was assured that storm water quantity and quality policies will be created to direct whoever does the design for the area.

In response to a query from Mr. Regan regarding mapping, Ms. Green noted that while a significant features map has been prepared, no detailed topographical maps have been made.

Mr. Regan stressed the need for an inventory of tree types, water courses and animals on the site. He stressed that before something is destroyed, it is important to know what is there. Mr. French noted that requests have been made to NSDOE and the N.S. Museum to identify any significant features of the area. NSDOE has indicated there are, for example, no old growth forest in the area.

Mr. Regan felt there would be merit in the consultants referring to the Suzie Lake Study.

Dr. Burney wondered if anything further will come back to the Board in more detail. It was indicated that the policies and by-laws will be run by the Board, before they are presented to Council. Dr. Burney noted that it is difficult for the Board to comment on such a general

plan.

Dr. Stobo suggested that the policy might require a fairly large buffer area adjacent watercourses. It was noted by Mr. Hiltz that a lot of these water courses follow a cascading drainage route, which is sub-terrain between pools.

The Chair felt that given the presentation, the Board has a better feel for the process and the master plan will likely produce a better and less disruptive development.

4.3 **GOVERNOR LAKE**

Attending the meeting for this item on behalf of Parkdale Estates were owners Jock and John Fiske; Jack Henman, CBCL; Morris Lloyd, Mike DeLay, P. Eng., Stormwater Management and George Russell, Planner. Circulated at the meeting was the Design Brief, dated June 28, 1999 and Map for the Governor Lake Master Plan. The Design Brief referred to the Service (Development) Boundary Modification Governor Lake Area.

The presentation commenced following introductions by Morris Lloyd. It was noted that the Brief circulated this evening is similar to the one used at several community meetings. The first Public Meeting held in June was in the form of an Open House, to solicit comments on residents' concerns if the area was developed. A map similar to the one circulated this evening was available for the second meeting. The objective is to have the Service Boundary expanded so as to include the balance of the watershed of Governor Lake and Brook. Once the boundary is expanded, it would be requested that the site be declared a Comprehensive Development District (CDD) and the proponent would come back with detailed plans. It is anticipated that the final plan would look substantially the same as the one addressed this evening.

A review followed of the Design Brief which included:

- ! an explanation of how the present wastewater treatment plant could be expanded
- ! the location of the proposed extension to the existing Service Boundary
- ! servicing of water and sewer to the site
- ! need for the HRM to consider increasing the amount of available serviced land on market
- ! transportation
- ! green spaces
- ! close proximity to urban area
- ! Guiding principles contained on page 5 of the Brief.

George Russell, the Planner stressed that except for a triangular portion of the property, the whole 2 mile x ½ mile site is owned by the Fiske's. He described the topography of the site, emphasizing it is not flat. It contains some pretty steep slopes. The site slopes generally in a southerly direction. He identified Six Mile Lake in the centre of the site and substantial frontage along Governor Lake and to some extent along Governor Run. Several small streams are located in the area. Tree cover is sparse. One of the green areas identified on the map is associated with a 470 ft. wide Power Corporation right-of-way. There is another disused 60' right-of-way along the Governor Lake's shoreline. This area also includes an old railway line, which is now part of the Rails to Trail program.

The plan's intent is to create a neighbourhood which will plug into the existing communities. The neighbourhood could potentially house 30,000 to 35,000 persons and create a focus, through its Village Centre, for the whole community.

They are proposing to create a park along Six Mile Lake and linear park in conjunction with the Rails to Trails initiative.

Mike Delay addressed issues regarding storm water drainage. He acknowledged that the goal is to offset the fact that development increases quantity of stormwater and degrades its quality. The goal will be to create a storm water management plan to minimize the impact. He reviewed a couple of basic approaches to reach this goal, such as minimizing the amount of impermeable areas, reduction of amount of runoff at source, inclusion of storage within the system to reduce peak flows.

Quality can be maintained by reducing use of fertilizer, pet wastes, salt & sand from roads by getting area residents involved through the formation of citizen stewardship groups to work to maintain the water quality of the lakes in their area. He noted such groups are a particularly good resource for monitoring water quality by taking samples.

During the question period that followed, Dr. Burney questioned whether the HRM could request NS Power to stop spraying of their right-of-way if this land became a CDD. Austin French referred to the Pesticide By-law which may address this matter.

While expressing pleasure in hearing that control of stormwater is being considered, Mr. Regan expressed disappointment that the map did not identify small watercourses. Referring to potential buffers to the watercourses, he indicated he would like to see them under public ownership. He felt the proponents should be congratulated on proposing a Citizen Stewardship Committee.

Referring to silt separators, Mr. DeLaney acknowledged that a lot of damage is done to lakes during the construction phase due to siltation. The proponent will endeavour to

ensure the water bodies remain in their present condition. They will be following NSDOE's Erosion and Sediment Control practices. Stormwater interceptors devices would be incorporated associated with large parking lots.

Mr. Regan would like to see long term water testing conducted as included in the Glen Arbour development. Testing would be done prior to, during and after development. This would be beneficial to the developer as they could prove they did not have a negative impact on a water body.

Referring to the proposed green areas, it was noted that the plans are being run by the Recreation Department for their input. Referring to the proposed school site, concern was expressed by Mr. Regan that if it is leveled, the feeder brook on the site might be filled in.

Referring to the proposed green strip along Governor Lake, the Chair referred to the Board's recommended buffer of a minimum of 15 meters. It was argued by the consultants that the buffer zone adjacent a watercourse should take into account the topography.

Mr. Regan proposed a fish passage culvert be included.

Councillor Read felt that the impact on Baywater Road, by any development, has to be considered. Looking to the long-term, he felt the area designated for Rails to Trails should also be available for future use as a Rapid Transit System.

Following the departure of the representatives for the development, a variety of general questions were posed to Austin French on both projects. Dr. Stobo questioned Mr. French on whether it would be appropriate for the Board to request a new tertiary sewage treatment plant. Mr. French replied that staff had not contemplated such a request.

Other questions posed to Mr. French:

The Chair outlined to Mr. French the understanding that the proposal for the Armoyan portion of **Hemlock Park Estates** would come to the Board again before approval was given to Phase II. Mr. French noted that in fact the Board will have a third chance to comment, when the CDD is developed.

In the event the two MPSs covering the **Prince's Lodge Master Plan Area** are dissolved and replaced by a new MPS, Mr. Regan stressed the need to incorporate the strongest points of each.

Referring to the **Western Commons Study**, Mr. Regan recalled the Board had asked for copies. Mr. French felt that the delay is likely due to the strike. Council has given

direction for staff to amend the MPS to conform to the Steering Committee's report. The size of the actual area was disputed. Mr. Regan felt it to be in the order of 5,000 acres, while staff recalled it more in the order of 1,000 acres.

The Chair once again emphasized the Board's desire to have some input into this Study.

3.1 EAST PETPESWICK GOLF COURSE

Deferred. The Chair will endeavour to undertake drafting of the recommendations for the next meeting.

3.2 CO-CORRECTIONAL FACILITY

In his update Mr. Regan referred to the recent decision by the Provincial Government not to locate the Co-correctional Facility at Jacks Lake. Rumor is that the facility will be located in Burnside, Dartmouth on property which will have to be purchased from HRM. The site, which was clearcut, may be used for a golf course, passive park and housing.

The Community Advisory Committee, of which Mr. Regan is a member, has been put on hold for the time being, but it is the intention that it be reactivated no matter where the facility is eventually situated. This item to be added to the Status Sheet.

3.3 CONCEPT PLANS

Deferred in the absence of Susan Corser and Colleen McNeil.

3.4 LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT AND URBAN RUNOFF QUALITY CONTROL GUIDELINES FOR B.C.

The Tables of Contents for both these reports were circulated in the members' agenda package. The complete reports are in the Board's section of the Corporation Library.

The bibliographies of these two reports are as follows:

Land Development Guidelines for the Protection of Aquatic Habitat, Province of B.C. Fisheries and Oceans, Ministry of Environment, Lands and Parks, January 1996.

British Columbia Handle with care - Urban Runoff Quality Control Guidelines for the Province of British Columbia, Municipal Waste Branch, Environmental Protection Division

B.C. Environment, June 1992. Prepared by Waste Management Group, British Columbia Research Corporation, 3650 Wesbrook Mall, Vancouver, B.C., V6S 2L2.

3.5 **MEMBERSHIP - DISTRICT 17 AND WILLIAMS LAKE CONSERVATION COMPANY**

Councillor Read indicated that he is aware of the need to find a replacement for Jennifer Barr of District 17.

A report is going to the Chebucto Community Council meeting of September 13, 1999 recommending that the Williams Lake Conservation Company be recognized as a community based organization involved in watershed protection and related activities within the Municipality and thus qualifies for representation on the Board, as allowed for in the terms of reference.

3.7 **LAKE VIEW MOBILE HOME PARK**

Mr. Haley was to revise the draft report based on discussions at the June meeting. A copy of what had been understood to be the revised report was circulated to the members at the meeting by the Secretary. It was noted that this version appears to be the same as the one circulated for the June meeting. The Chair noted that the latest version was to have simply contained a new paragraph at the beginning of the report.

3.8 **UPDATE ON CWRA CONFERENCE**

The Chair reported that the presentation he gave on behalf of the Board was apparently very well received. He was given 40 minutes total for the presentation. The presentation took 20 minutes with the balance for questions. Questions had to be cut off. There was a lot of interest expressed in how the Board interacts with HRM and how the Board's advice is received. Unfortunately because registration for the conference was not paid by HRM, a copy of the proceedings is not available. It was explained to Councillor Read, how funding was unavailable for this purpose.

3.9 **CORRESPONDENCE FROM KEN MEECH RE INCLUSION OF PENINSULAR HALIFAX UNDER THE WAB AND REQUEST TO REVIEW DEVELOPMENTS PROPOSALS OF THE HALIFAX REGIONAL WATER COMMISSION**

A response to the Board's enquires has been received from Mr. Meech. Copies of his letter of July 7, 1999 were circulated with the agenda package. Mr. Meech assured the Board that both issues have been reviewed and will be the subject of a report to HRM

Council this fall.

Councillor Read felt the Board's mandate should go beyond Lakes and Waterways and include salt water areas such as the Harbour and North West Arm. The Chair agreed that it would be nice to have some system in place for the HRM to respond to issues involving such bodies of water. It was noted that in the past, the Board has taken it upon itself to comment on how proposed developments would affect adjacent salt water bodies. For example, a proposed development for Spryfield would have emptied untreated sewage in the North West Arm.

4.0 **NEW BUSINESS**

4.1 **CASE 00148, DEVELOPMENT AGREEMENT TO ALLOW A COMMUNITY COMMERCIAL USE AT 477 COBEQUID ROAD, LOWER SACKVILLE**

The above noted report dated June 22, 1999 from Thea Langille-Hanna, Planner had been circulated. This item was deferred. No action has been taken since June Public Meeting. It is not anticipated that a report will be going to Community Council anytime soon.

4.2 **REZONING AT MOUTH OF LITTLE RIVER, PETPESWICK HARBOUR**

At the previous meeting Mr. Holmes volunteered to draft the recommendations, but to date the Chair had not seen them. This item is on the agenda of this evenings Marine Drive, Valley & Canal Community Council. Mr. Dwyer intends to attend the Community Council meeting and in the absence of recommendations from the Committee, quote from the May minutes. The importance of preparing the recommendations in a reasonable time frame was stressed, as the Board will not have an opportunity to do anything further regarding this application.

HALIFAX HARBOUR FRONT MEETINGS

Mr. Regan referred to upcoming meetings on the Halifax Harbour Front and the desirability of a representative(s) of the Board attending if the Board is interested in looking after the Harbour. Mr. Guilcher noted that the Board is still waiting clarification from HRM on whether it can extend its jurisdiction to Peninsula Halifax. He made reference to the letter from Ken Meech earlier discussed.

MUNICIPALITY OF EAST HANTS

Mr. Regan reported that the Municipality of East Hants is reviewing and upgrading all its by-laws. Mr. Regan is in possession of their document which includes a proposed increase in buffers, protection of flood plains, access to lakes, etc. He wondered if this Board would want to comment on the proposals. The last round of public meetings are being held in September. The Chairman noted the area falls outside the Board's jurisdiction, but felt that it would be worthwhile to have copies distributed by the Secretary. Mr. Regan was asked to provide a copy to Glen Williams and the Secretary.

5.0 **CONCEPT PLANS**

None.

6.0 **SUBCOMMITTEE**

6.1 **SUBCOMMITTEE ON PARAMETERS FOR WATER QUALITY TESTING**

Dr. Burney had nothing further to report. A discussion followed on where the Committee should go from here. Dr. Burney felt they need feed back. A lot of recommendations have been made. It was suggested that Dr. Burney canvass the members to determine whether they would agree that the report be tabled for discussion purposes. It would be circulated with the next agenda package. Dr. Burney noted that all the agencies have received a copy, but to date there has been no feed back.

7.0 **BWAC MINUTES**

The Chair made reference to comments pertaining to the Board, on page 8 of the June 9, 1999 meeting minutes regarding item 3.12 and the effect of further development of Kingswood. It was recognized that this area is outside BWAC's jurisdiction, but could have an impact on Bedford. Reference was made to the good relationship BWAC and the WAB enjoys and staff could be assured of cooperation between the two groups.

Referring to item 3.14, Hemlock Park North Master Plan Study Area (now Prince's Lodge Master Plan), in which Mr. Schaffenburg refers to the fact that no time table has been included in the report to Council on the terms of reference and methodology for public participation, it was suggested that the Board may wish to contact BWAC regarding a joint meeting related to this Master Plan, given one half of the area falls in each groups jurisdiction. Mr. Guilcher felt that a separate meeting on this one issue would be required. Mr. White, as a member of BWAC, will discuss this suggestion with Dr. Silver, to determine if he is happy with the way things are progressing.

Mr. White referred to BWAC's concern regarding the structural integrity of dams, particularly the Kearney Lake and Paper Mill Lake dams. Annapolis had a report prepared which is presently in the hands of their lawyers.

Mr. White also noted concerns with respect to water testing results in Paper Mill Lake. Problems with elevated fecal coliform counts have been attributed to dog owners not picking up after their pets. The Committee passed a motion at the August meeting to asked NWCC to request HRM post more signs referring to the Dog By-law. He suggested that when new developments on lakes are being considered, one of the requirements be the installation of such signs.

Referring to the subject of Standardization of Regulations, the Chairman indicated he understood the regulations pertaining to water courses were the same across the municipality in that they fell under the NSDOE. He had not been aware that the County by-laws would have been different. Mr. Guilcher reflected it was his understanding this is not a matter of regulation but law associated with environmental protection.

Mr. White noted that he raised with BWAC the subject of water conservation. As a former member of the Halifax Water Commission he had raised the subject of water conservation and the positive effect it would have on reducing the demands on pumping stations, due to excess flow and treatment plants. He proposed to BWAC that this is a subject which they might wish to promote in the Municipality. For example, when proposed new developments are being considered, it could be required that low flow toilets and flow restricters must be placed on taps. BWAC agreed to approach the Halifax Regional Water Commission, but they felt the proposal would have more weight if the HC/HMWAB joined them in making this submission. There was consensus that the Board would co-sign the draft report that such water reducing measures be built into development agreements, for example. The next time a development agreement comes before the Board, the Board will endeavour to make a comment about the inclusion of such devices.

Mr. Williams noted that his Protocol for Small Lots, Point 6 makes reference to the benefit of such measures.

8.0 **STATUS SHEET**

Unavailable.

Making reference to an item on the Status Sheet, Maritime and Northeast Pipelines, Mr. Williams, noted that he received a status report from Mary Ellen Donovan which he reviewed. He did not feel there was a need to make any submission. The item will

continue on the Status Sheet.

9.0 **MEETING SCHEDULE**

In addition to the Hearing & Planning Advisory Committee schedule circulated with the agenda package dated July 15, 1999, an updated August schedule was circulated.

10.0 **DATE OF NEXT MEETING**

The next meeting is scheduled for Wednesday, September 15, 1999.

11.0 **ADJOURNMENT**

Meeting adjourned at approximately 10:40 p.m.

Dr. Wayne Stobo
Chairman

Lynne Le Boutillier
Assistant Municipal Clerk

(Nov.2/99)