

**HALIFAX REGIONAL MUNICIPALITY**

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**HALIFAX/HALIFAX COUNTY WATERSHED ADVISORY BOARD**

**AUGUST 16, 2000**

**MINUTES**

PRESENT: Ms. Colleen McNeil, Vice-Chair  
Mr. Walter Regan  
Mr. Mack McMenemy  
Mr. Frank Hope  
Mr. Shalom Mandaville  
Mr. Kyle McKenzie  
Mr. Jim Holmes

REGRETS: Mr. Keith Manchester  
Mr. David Dwyer  
Mr. Chris Booth  
Dr. Wayne Stobo  
Mr. Peter Shacklock  
Mr. Glen Williams  
Mr. Michael Guilcher

ALSO PRESENT: Mr. Gary Porter, Planner  
Ms. Lynne Le Boutillier, Assistant Municipal Clerk

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Meeting was convened by the Vice-Chair at approximately 6:35 p.m.

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

With the agreement of the members, item 4.2 - 91 Cobequid Road and item 4.4 - Case 00238 were moved up on the agenda.

#### 2.0 **APPROVAL OF MINUTES**

Upon relaying his regrets, Mr. Dwyer advised the Secretary, that under item 3.13 - Tree Cutting, Policy I, the reference to cm. should read inches and breast height, not waist height. On page 6 of the minutes references to ml. per litre should read milligrams per litre in the first line, Mr. Mandaville pointed out. The minutes of the July 19, 2000, as amended, were adopted on motion of Mr. Regan and Mr. Mandaville.

#### 4.0 **NEW BUSINESS**

#### 4.2 **APPLICATION - MR. DOUG Walsh, STRADBROOK PROPERTIES LTD. - 91 COBEQUID ROAD**

Mr. Doug Walsh and Ms. Sue Belford, Jacques Whitford were present for this item which involves an application to permit a mixed use transit oriented development consisting of 3 multiple dwelling buildings, 2 commercial buildings and a 'park and ride' facility on an approximately 7 acre site through a development agreement. It was noted that there is a stream in the vicinity of the rear boundary of the property.

Circulated to the members were the following:

- C A memorandum dated August 11, 2000 from Andrew Whitemore entitled "Lake View Mobile Home Park".
- C Information from CDS Technologies on Stormwater Pollution Control

While several site plans were displayed to illustrate the proposed development, the Stormwater Management Report was not available. Once complete, it was asked that the consultant provide it to the Secretary for mail out. A Soil and Erosion Plan will also be provided.

During his introduction of the proposal, Mr. Walsh noted that a component of this development is the extension and upgrading of an existing 'park and ride' to an area presently owned by DOT.

Some members noted that the proposal is somewhat different from the one presented at the first public meeting. Mr. Regan reflected that the plans are a considerable improvement.

During her presentation, Ms. Belford noted this is a rather small compact development and it is being proposed that all surface drainage be directed to a single treatment point. A unit designed by CDS is planned to control stormwater pollution. The unit has a very large capacity as compared to, for example, a stormceptor unit. The unit should be able to handle a one in 100 year storm event. Discharge is into the Lower Sackville River.

The proponents would like to see stormwater drainage from the 'park and ride' directed into the CDS unit as well, but issues regarding grading, an easement and maintenance will have to be addressed. To date, HRM has never entered into an agreement to maintain a Stormceptor or CDS unit. The Chair felt the Board would likely put into its recommendations the inclusion of the 'park and ride' drainage. Ms. McNeil noted that it is a standard recommendation that the units be maintained.

Mr. Regan noted that the two proposed commercial buildings were not included in the drawings presented. He asked that these buildings be included in future. Mr. Walsh assured the Board that the intention is for their stormwater drainage to be incorporated into the stormwater management plan.

Mr. Regan indicated he would like to see as much buffer to the brook as possible, but Mr. Walsh noted that the brook is not on his property. How far the property is from the brook has yet to be determined. A survey will be required. The survey plan will also indicate trees associated with landscaping along the property line.

In response to a query from Mr. Regan regarding whether the drainage from the underground parking will be directed to the CDS unit, Mr. Walsh felt this would be the case.

If there is any money available, Mr. Regan asked that it be utilized to test the brook's water quality.

Given there is enough capacity, Mr. Regan urged that stormwater from the 'park and ride' be directed to the CDS unit. Issues respecting grading to make this possible were discussed.

The proponent was queried as to how snow removal will be dealt with. Mr. Walsh felt the landscaped areas would be utilized or snow would be removed from the site.

The proponent was advised of the Board's desire to see topographical mapping.

Mr. Mandaville referred to the very accurate contour plans HRM has. Ms. Belford noted that they have included pre and post topography on the site plans presented.

The members were encouraged to contact Mr. Walsh at 471-3788 with any further questions.

The Board will draft its recommendations at the September meeting.

4.4 **CASE 00238: REZONING AND DEVELOPMENT AGREEMENT TO PERMIT A 14.2 ACRE COMMERCIAL DEVELOPMENT AT EXIT 3, HIGHWAY 103 TIMBERLEA; AND TO ALLOW A 24 LOT EXTENSION TO THE PARKDALE SUBDIVISION**

Circulated with the agenda package was a memorandum from Mitch Dickey dated August 3 on this subject.

Attending this evening's meeting on behalf of the proponent were Mr. VanZeumeren and Ms. Brown of EDM. Additional information on Westgate's Phase 0 Stormwater Management Plan dated August 16<sup>th</sup> was circulated to the members.

Mr. VanZeumeren noted that the development agreement application is only for a portion of a 500 acre piece of land. They are in negotiations for a master plan amendment. A golf course community is being considered which will reduce the allowed density from 10,000 to 8,000 persons. Additional information regarding this phase will be provided at a later date. The information being provided this evening is for only one portion of the site. The development is in compliance with the current master plan. This site is essentially separate from the balance of the development.

In addition to a Sobeys, several pad sites were illustrated on the drawings. The slope of the parking lot to the ditch associated with the development is on average 7%. The site appears to be all granite, with no evidence of acid type rocks in the area. CDS units are proposed in the stormwater management plan. To provide the gentle slope required by Sobeys, there will be a lot of fill required of a granite nature. In addition to the stormceptors or CDS unit for initial polishing, a number of retention areas are proposed. They will also help with ensuring there is no change to the hydrology of the site. The structures will be established before construction begins to be utilized as sediment ponds. In addition, silt curtains will be utilized and exposed soils covered, as required.

The consultants were questioned on who will be responsible for maintaining the stormceptors or CDS unit. They indicated this has not been entirely negotiated. Either Sobeys or the Community Association for the golf course community.

Referring to Page 6 of their report, Mr. Mandaville felt it was excellent that not only quantity but quality of stormwater is being dealt with. Referring to Otter Lake, he noted that it is desired that chlorophyll not exceed 30%.

Questions were posed regarding the type of plants to be established in the retention ponds. Non-invasive native species are proposed.

Referring to the golf course community, Mr. VanZeumeren noted that negotiations on going with HRM to direct sewage to the existing Timberlea Treatment Plant. The effluent is then proposed to be directed to a further stage of polishing and eventually be utilized to irrigate the golf course. It was also noted that it is planned that the golf course community be integrated with the trail system.

Referring to the information provided with the agenda package, Mr. Regan expressed pleasure on the amount provided. He did have trouble with the black and white drawings provided. Mr. VanZeumeren offered to provide colored ones. Mr. Regan wished to emphasize that the Western Common is the newest park in the HRM and the importance of retaining its water quality. He wondered if there is any plan for long term testing of effluent leaving the site.

Mr. Regan noted that Sobeys parking lots often resemble moonscapes and what landscaping is planned to avoid this. Mr. VanZeumeren indicated where clumping of greenery is being proposed.

Mr. Regan sought compensation to establish a fish passage at the Nine Mile River dam.

Referring to the stormceptor unit being proposed, he questioned whether any of the stormwater from Parkdale will be directed to it. Mr. VanZeumeren noted that this is not the intention. No treatment of stormwater is proposed for the residential development. Referring to sewage from the Sobeys site, it is proposed it be directed to the Timberlea Sewage Treatment Plant. It has sufficient capacity as it was sized for a 10,000 person development in the original master plan. The level of treatment is tertiary.

Negotiations are ongoing with respect to park and green space being turned over to HRM.

Referring to blasting, the members were assured a geo-technical engineer will be on site.

Mr. Regan felt it would be a very good precedent for HRM to require a bond to ensure protection of the water quality of the Western Common. He expressed concern regarding flooding associated with the design of a culvert in the vicinity of the site. He noted that this would also impede fish passage.

After a short break the Board proceeded to draft its recommendations pertaining to this proposal:

- C The Board was in favour of the use of a stormceptor concept and maintenance be conducted as recommended in the manufacturer's manual. Maintenance according to the Guidelines should be part of the CDD. It was not the concern of the Board who paid for the maintenance, but it is done.

Mr. Regan questioned how the Board will know that the maintenance is being conducted as required in the CDD. Mr. Porter noted that the Development Officer is responsible for enforcement. If not concurred with, HRM takes legal action. Nevertheless, Mr. Regan indicated he would like the Board to see a record of inspections, i.e. yearly inspection report be provided to the Development Officer and in turn to the WAB for information.

- C It was felt that the use of detention ponds, in association with the stormceptors, was a good idea. It would even be better if the ponds were designed to increase bird habitat. Mr. Holmes noted this can be achieved by choosing vegetation species not only for the removal of metals and salts, but to improve habitat for birds and wildlife. Mr. Mandaville cautioned against encouraging pigeons or seagulls.

- C No change in hydrology.

- C Referring to erosion and sediment control, the use of silt curtains, control structures at ponds and keeping exposed soil to the minimum would be recommended. Mr. Regan had one caution about ponds, they can become garbage receptors. Therefore, a yearly cleaning or litter removal from the wetlands was proposed.

- C Mr. Regan would like to see water testing of effluent to the Western Common and Otter Lake protected. Water quality testing before, during and after construction. Mr. Mandaville noted that the site is too small for a major testing program. Mr. Regan emphasized the importance of setting a precedent for the protection of the Western Common.

- C A bond be posted. Mr. Mandaville noted this is a requirement in the Topsoil Removal By-law. He noted that testing for phosphorus off a parking lot would not be necessary. Any grab sample should not exceed 50 mg/l.

- Testing to be the same as required for the Sobeys Fall River development and conducted four times a year.



Referring to the use of the stormceptor and ponds, the Chair expressed confidence that a lot of the hydrocarbons and a fair amount of the suspended solids will be removed by the stormceptor device. Was there really any need to test for hydrocarbons? Each situation is different and should the projects not be looked at individually. Will any protection be provided by asking for the test.

- C Yearly chlorophyl level in lake not to be changed.
- C It will be noted that the two sets of culverts, one under the highway and one under Parkland Drive are blocking fish passage. Flooding indicates they are likely too small and should be reconstructed to allow for proper drainage. This work should be done by whoever owns the roads, i.e. HRM or DOT.
- C Some treatment should be provided for stormwater outflow from the proposed residential development.
- C Geo-technical engineer on site.
- C A bond to ensure Otter Lake and the Western Common not adversely affected. Legal advice on this was recommended by Mr. Porter.
- C Outlet monitoring before and after development. This was asked for in the recommendations for the Fall River Sobeyes. Testing before runoff goes into culvert to Otter Lake. Quarterly inspections.
- C Monitoring for two years after development of effluent quality.

When drafting the Board's recommendations, Ms. McNeil will make comments about protecting the Western Common in the preamble. Reference was also be made to the fact that the waste water treatment plant had been designed for all future development. She will draft the recommendations and provide with the September agenda package.

### 3.0 **BUSINESS ARISING FROM MINUTES**

#### 3.1 **GOLF COURSE - EAST PETPESWICK**

Mr. Porter assured the members that the Development Officer, Cathy Spencer, is well aware of problems associated with this item. Applications have not been received and inspectors have been sent out.

#### 3.2 **WESTERN COMMON - GUIDANCE FOR STEWARDSHIP COMMITTEE**

Mr. Regan advised that he has applied to be a member of the above noted committee through his association with the SRA.

### 3.3 **CASE #00071 - ANNAPOLIS BASIN LIMITED - GLEN ARBOUR**

Circulated to the members were draft recommendations pertaining to a request to amend the MPS for Beaver Bank, Hammonds Plains and Upper Sackville to permit townhouse and multiple dwelling uses on an on-site contour sewage system within the Glen Arbour Golf Course and Residential Community. The recommendations relate to Parcel D only.

The Chair noted that it was the intent to simply forward an extract of the July minutes on this item, but staff has indicated there is a need to develop a recommendation.

It was noted that the form of the recommendations is different from what was routinely used in the past, ie. they follow the report format for Regional Council. While this format was adopted at the last meeting, there was concern expressed whether this is in fact the right format for the Board to use. In the past, the recommendations were simply drafted and sent to the proponent with a covering letter, copied to the community council members and staff. Staff would incorporate the comments in the staff report.

During the review of the actual recommendations some changes were made to the following:

- 1) Reference should be to 'Bottle Lake' not 'Sandy Lake'.
- 5) Should be better stormwater treatment system (Ms. McNeil to draft wording)
- 7) Wording needs to be clarified with Dr. Stobo.

The redraft will be sent to the proponents.

### 3.4 **PRINCE'S LODGE/BEDFORD SOUTH MASTER PLAN**

The two reports were not provided to Mr. Porter for distribution.

### 3.5 **FALL RIVER PLAZA, HIGHWAY 2**

In his update, Mr. Porter indicated that the project is to be completed by September. Landscaping would then proceed.

### 3.6 **GLEN ARBOUR - DATA - SUMMARY REPORT**

Deferred.

3.7 **MCINTOSH RUN WATER QUALITY**

The letter sent to Mr. Dhillon was circulated with the agenda package for the members' information.

3.8 **HEMLOCK RAVINE PARK MANAGEMENT PLAN**

Deferred.

3.9 **CASE #00208: REQUEST FOR AN AMENDMENT TO THE MPS AND LAND USE BY-LAW FOR PLANNING DISTRICT 4 - TERENCE BAY**

Circulated to the members was a letter dated August 14, 2000 from Mr. Holland in response to the Board's correspondence of August 8, 2000. The Board had been concerned that there had not been enough information provided at the July meeting by the proponent, ie. no storm water management plan, etc. and thus could not draft specific recommendations. Their letter addresses only two questions. It was felt that another letter should be written, citing specific questions which require addressing before the recommendations can be drafted.

4.0 **NEW BUSINESS (cont'd)**

4.1 **PROFESSIONAL CREDIBILITY**

Circulated with the agenda package was an item from Mr. Mandaville. Mr. Mandaville noted that he has been disappointed and concerned that some of the consultants appearing before the Board have not been properly prepared.

4.3 **LOCKVIEW ROAD**

Deferred.

5.0 **CONCEPT PLANS**

None.

6.0 **SUBCOMMITTEE**

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

No response has yet been received from BWAC or DLAB. As noted in BWAC's July minutes, Mr. Goucher was to pull together some of the BWAC members to review the document. The Secretary reported that due to a pressing issue, the group had not met as of BWAC's August meeting. DLAB is not meeting until September.

7.0 **BWAC APPROVED MINUTES**

The June 14<sup>th</sup> minutes were circulated with the agenda package. The July 12<sup>th</sup> minutes were circulated at the meeting.

8.0 **STATUS SHEET**

During the review of the status sheet, Mr. Mandaville referring to the HRM Snow Removal Policy, noted that an Environment Canada report recently released comments on the toxic properties of snow.

9.0 **MEETING SCHEDULE**

Highlighted on the meeting schedule was a Public Information Meeting held August 14<sup>th</sup> re Case 00208 - Terence Bay item. Paul Morgan attended and reported it to have been a very good meeting.

10.0 **INFORMATION ITEMS**

10.1 **INDEPENDENT COMPARISON OF OUR 'PARTIAL' STORMWATER TREATMENT DEVICES INCLUSIVE OF THE STORMCEPTOR AND THE RECENT LOCALLY INTRODUCED CDS**

The information provided by Mr. Mandaville compared four systems. The Board recognized the importance that the members became familiar with this information and the item will be brought forward to the September meeting.

11.0 **DATE OF NEXT MEETING**

The next meeting is Wednesday, September 20, 2000, 6:30 p.m.

12.0 **ADJOURNMENT**

Meeting adjourned at approximately 9:25 p.m.

Dr. Wayne Stobo  
Chair

Lynne Le Boutillier  
Assistant Municipal Clerk