

HALIFAX REGIONAL MUNICIPALITY

HALIFAX/HALIFAX COUNTY WATERSHED ADVISORY BOARD MINUTES NOVEMBER 20, 2002

PRESENT: Dr. Wayne Stobo, Chair
Ms. Ellinor Williams
Mr. Ross Evans
Mr. Glen Williams
Mr. Lawrence White
Mr. David Dwyer
Mr. Walter Regan
Mr. Frank Hope
Dr. S. Ray
Mr. Bill Ernst
Mr. Peter Murray

ABSENT: Mr. Keith Manchester (regrets)
Mr. Shalom Mandaville (regrets)
Mr. Jim Holmes

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

GUESTS: Capt. John Owens Jr.
Ms. Christine Smith

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Meeting called to order by the Chair at 6:30 p.m, Halifax Hall.

1. **APPROVAL OF AGENDA, ADDITIONS AND DELETIONS**

The following additions were made to the agenda:

Under New Business - Item 3.2: As of Right Development - Martinique Beach (Mr. Dwyer) and Item 3.3: MPS Amendments for Planning Districts 14 and 17 (Dr. Stobo)

Under Business Arising from Minutes/Status Sheet, Item 4.5 - Infilling of Marshes

MOVED BY Mr. Hope and seconded by Mr. Ross that the agenda, as amended, be adopted. MOTION CARRIED.

2. **APPROVAL OF MINUTES**

A typographical error was noted on page 5, second paragraph, second line - 'van' should read 'vain'.

Referring to item 4.3, Water Testing Results Compilation, Mr. Ernst sought clarification of why staff associated with the Corporate Library felt retention of the water testing results would not be appropriate. The Clerk will look into.

MOVED BY Mr. Williams, seconded by Mr. Ross that the October 16, 2002 minutes, as amended, be adopted. MOTION CARRIED.

3. **NEW BUSINESS**

3.1 **CASE NO. 00425: WATER SERVICE DISTRICT BOUNDARY AMENDMENTS FOR FALL RIVER VILLAGE AREA**

C Memorandum from Angus Schaffenburg dated November 6, 2002 re the above.

The Planner, Mr. Schaffenburg, was in attendance to solicit comments from the Board on the expansion of the Water Service District Boundary as it related to environmental considerations.

During his presentation, Mr. Schaffenburg related to the Board information pertaining to the following:

- C history associated with Water Service District Boundary extensions
- C One of the criteria for consideration of an extension to an existing development, was problems with water quality and quantity.
- C Water service is provided to communities on either side of the Phases 1 through 9 of Fall River Village.
- C no plans to install central sanitary sewers
- C criteria
- C cost estimated at \$4 million
- C \$15,000 a lot on average, plus lateral after Federal and Provincial cost sharing.
- C water quality and water quantity problems illustrated from survey taken
- C potential impact on on-site sewage disposal systems from overloading
- C some lots in the existing phases of Fall River Village are smaller than would be permitted under the present on-site disposal regulations of NSDOE&L.
- C adequate water supply from Pockwock system
- C need for an education process

During the ensuing discussion, concerns and suggestions were expressed regarding the following:

- C That the extension of water services could compromise septic systems, as households would likely use more water than when they were on wells or using lake water. It was indicated that there is little information on the potential impact.
- C If there was any pyritic slate in the area? Not likely on the west side of the Shubenacadie system.
- C Soil type - Likely Sackville soil which is not very permeable.
- C The need for septic systems to be checked on a regular basis to prevent degradation of Third Lake.
- C If servicing proceeds, monitoring should be conducted of adjacent waterbodies. Staff noted there are other potential sources of water pollution, ie. other developments, roads, lawns, etc.
- C The need for mandatory pumping of septic systems monitored by HRM, if the extension proceeds. Under the Municipal Government Act, it was noted that there is a provision for Waste Water Management Districts. Costs can be collected through an area rate.
- C To reduce water consumption, it be required that low flow toilets and other plumbing fixtures be used before water service is provided.

- C Reference was made to the Water Survey data indicating some contaminants have already been identified in the water which might be the result of septic systems failing, but whether these came from the lake or drilled wells was questioned.

Following a thorough discussion, it was determined by the Chair that the Board did not object to the extension of the Water Service District Boundary to the existing residential areas of Fall River Village, as there was not enough information to conclude there would be an increased degradation of the environment which can't be mitigated. However, the Board wished to make some recommendations. Ms. Smith volunteered to draft the Board's recommendations. Recommendations related to the following:

- C Monitoring of lakes on a regular basis, before and after the water extension is put in, to determine if there are any major trends or shifts.
- C Establishment of a baseline which can be used if requests for further extensions are received in the future.
Test: RCap
Depth: Mid column
Number of samples from Third Lake and Kinsac: 3
Where:
 - C Kinsac Lake - middle of cove (inlet)
 - C Third Lake - eastern side (upper end) not too close to shore and down near mouth of the long narrow inletWhen to sample: minimum - spring, summer and fall
Sampling to be done before and during the construction phase and for five years following completion.
Who would pay for? Add to cost of putting the services in.
- C If anyone is going to hook into the system, they are required to put low flow toilet and water fixtures in their homes.
- C A Waste Water Management District be established. One provision would require periodic pumping of all septic systems through HRM.
- C An approved erosion and sedimentation control plan be required prior to construction starting. Mr. Regan indicated he would like to see the Board have an opportunity to comment on it.
- C Employ construction techniques which don't facilitate groundwater removal or displacement, such as the use of clay plugs.
- C Should test for acid slate and if encountered during construction, proper mitigation measures should be employed.

The Clerk will provide Ms. Smith with some previous samples of Board recommendations to help her in her draft, together with an extract from the minutes.

It was mentioned to Mr. Schaffenburg that it would be very helpful to the Board if contour maps had been provided.

3.2 **AS OF RIGHT DEVELOPMENT - MARTINIQUE BEACH AREA**

Mr. Dwyer brought to the Board's attention a proposed coastal development near the bottom of the East Pepestwick Road. A public hearing is required in relation to a rezoning to permit the construction of a private gravel road. Ms. Corser noted the present zoning is R-6 where the road is proposed. She recalled the developer was prepared to rezone only the strip associated with the road.

3.3 **MPS AMENDMENT FOR DISTRICTS 14 AND 17**

The Chair referred to the minutes of the November 4, 2002, Marine Drive, Valley and Canal Community Council in which another request to extend the Water Service District Boundary for purposes of new development is referred to. The area in question is in proximity to the Tidewater Quarry. Mr. Schaffenburg advised that the case will be coming before the Board for input in the New Year. He indicated this is a very complicated case, given the previous use of the site which will likely cause water contamination. The case also raises some broad planning issues, given a change in policy would be required. Previously, extensions of the Water Service District boundary were not given for new development.

Referring to the close proximity of the quarry, the Chair noted the potential for damage to foundations due to blasting associated with the quarry.

(Susan Corser left)

4. **BUSINESS ARISING FROM MINUTES/STATUS SHEET**

4.1 **TREE CUTTING GUIDELINES**

Circulated at the meeting was a draft letter to Mayor Kelly prepared by Dr. Stobo and Mr. Dwyer on forest harvesting practices. There was consensus that the correspondence be sent with copies provided to the Ministers responsible for the NSDOE&L and NSDNR. It was recognized that since HRM has no jurisdiction in this area, all it can do is promote improving forest management practices.

Mr. Murray noted that the timing is good given a recently released Vision Statement for HRM associated with reorganization.

4.2 GLEN ABOUR (SANDY LAKE)

Deferred in absence of Ms. Corser.

4.3 STATUS SHEET

Vegetation Principles - Forested Lands can be removed (refer item 4.1)

Infilling of Marshes - can be removed - N.B. Policy reviewed by the Board and it was pointed out that a letter had already been sent to the Mayor.

Water Testing Results can be removed as it has been replaced with the summary of Water Testing Results requested by the Board - Refer item 4.4

Sobeys Fall River item to remain on.

4.4 WATER TESTING RESULTS REQUESTED BY H/HCWAB

Circulated in the agenda package was a table of water testing results requested by the Board, which Ms. Williams had prepared to replace the area on the Status Sheet previously used for this purpose. The names of the Planners associated with the various developments were included as the intention was to contact them to determine if approval was given and if so, were the Board's recommendations included in the development agreements. Ms. Williams will contact the respective Planners to determine when the Board can expect to see the water testing results. It could not be recalled who the Planner was associated with Westgate. The Clerk will check the minutes.

4.5 INFILLING OF MARSHES

The New Brunswick Policy, provided by Mr. Holmes and tabled at the last meeting, was discussed. It was concluded that the document was not of much help, however Mr. Ernst felt that the reference to "Ensure no loss of provincially significant wetland habitat and no net loss of wetland function for all other wetlands" if adopted, as a principle, could be significant. Ms. Williams noted that a letter had been written to the Mayor December 2001. The item to be taken off the Status Sheet.

5. CONCEPT PLANS

5.1 SUBDIVISION FILE NO. 20020696-02-C: PROPOSED 80 LOT RESIDENTIAL, GUYSBOROUGH ROAD (MILLER LAKE WEST SUBDIVISION)

Before leaving, Ms. Corser had conveyed to the Chair that this was indeed an as-of-right

subdivision.

6. **DATE OF NEXT MEETING**

The Chair advised he was unable to attend a December 18th meeting. Since there appears to be nothing pressing to deal with, it was decided not to hold a December meeting. In the event something comes up, the Clerk will try to contact the members.

7. **ADJOURNMENT**

The meeting adjourned at 9:45 p.m.

Lynne Le Boutillier
Assistant Municipal Clerk