

Port Wallace Public Participation Committee
Meeting Notes: May 31, 2018, commencing at 6:30 p.m.
HEMDCC room, Alderney Gate

PRESENT:

Claudia Currie
Adam Flick
Valerie Gray
Catherine Lunn
Bertrand Losier

COUNCILLORS:

Councillor Tony Mancini, District 6

STAFF:

Andrew Bone, Planner III
Katherine Greene, Policy & Strategic Initiatives Program Manager
Ben Sivak, Major Project Planner
Genevieve Hachey, Planning Controller

REGRETS:

Robert MacPherson

OTHERS:

Kevin Neatt, Clayton Developments Limited
Tom Swanson, P.Eng, Summit Rock Developments Limited
Brent Conrad, Conrad Brothers Ltd.
Scott MacCallum, Port Wallace Holdings

TABLE OF CONTENTS

1. CALL TO ORDER3

2. ADDED ITEMS / APPROVAL OF AGENDA.....3

3. APPROVAL OF MEETING NOTES OF MAY 31, 2018.....3

4. PUBLIC PARTICIPATION COMMENTS RECEIVED.....3

5. LAST MEETING REVIEW 3

6. MASTER PLAN REVIEW – WATER ISSUES.....3

- a) Shubenacadie Lakes Sub Watershed Study
- b) Policies from other Master Plan Areas
- c) Storm Water Management Presentation
- d) Water Issue Discussion

7. GENERAL COMMITTEE DISCUSSION..... 7

8. PUBLIC COMMENTS..... 9

9. FIELD TRIP 9

10. NEXT MEETINGS9

11. ADJOURNMENT 9

1. CALL TO ORDER

Catherine Lunn called the meeting to order at 6:36 pm.

2. ADDED ITEMS / APPROVAL OF AGENDA

Catherine Lunn asked if anyone would like to add anything to the agenda, Andrew Bone advised that there is now a General Discussion item on the agenda and anything that comes up during this meeting can be discussed at that time.

3. APPROVAL OF MEETING NOTES OF May 31, 2018

Motion to pass minutes by Bertrand Losier.

Valerie Gray seconded, motion passed.

4. PUBLIC PARTICIPTION COMMENTS RECEIVED

Andrew Bone has not received any comments since last meeting.

5. LAST MEETING REVIEW

Andrew briefly reviewed items discussed at the last meeting and decisions that were made regarding Commercial/Industrial lands, Parkland and Active Transportation

6. MASTER PLAN REVIEW – WATER ISSUES

a) Shubenacadie Lakes Sub Watershed Study

Andrew presented a summary of the recommendations that were adopted by Council that came out of the Shubenacadie Lakes Sub Watershed Study. These recommendations should be used as a policy guideline.

Claudia Currie would like to know how baseline information is gathered for the site, is the committee able to see the Storm Water Management Plan and who is responsible for overseeing the implementation of the plan.

Andrew Bone replied that in other Master Plan Areas there was a required Storm Water Management Plan that would include current waterflow calculation on the site. The policy that will be created from the discussions we have here will be what will require the developers to submit a Storm Water Management Plan. Historically Storm Water Management Plan must be created, reviewed and accepted by HRM staff including Planners and Engineering, the Regional Waters Advisory Board and possibly other agencies before development can occur. This plan will not be available for the committee to view as it will only be created once the policies are written

and adopted by council. The committee's task is to advise staff and help create the policies that will direct the developer.

Valerie Gray would like to know what the governance for the compliance of the Storm Water Management plan once policy is adopted.

Andrew Bone replied that the Storm Water Management Plan have been reviewed and presented to council. HRM engineers, the Regional Waters Advisory Board and Planning staff would oversee the implementation. It may also be reviewed by the Province as it is close to their highway.

Bertrand Losier would like to know if HRM is taking into consideration that climate change is causing bigger, more frequent storm events.

The stormwater plans are created using local weather data which includes up to date information from local sampling locations such as Shearwater.

Claudia Curry would like to know if it is possible to have Mike Parsons come and give a presentation to this committee. Would this be more appropriate for a time when we are discussing mine tailings and issues with Barry's Run?

Andrew Bone advised that the committee would be discussing Barry's Run at a later date, HRM is still working with NSE to provide comments. This will likely be discussed in September.

Claudia Currie had a question about the word "should" of the sentence "all wetlands should be protected by a 20m buffer" and would like to know what the 20-meter buffer is measured from.

Andrew Bone replied that this is simply a summary of the policy, the actual policy will read differently. The policy this committee and HRM staff will create policy for this plan area will go into details like this. The existing regulations require measurement from the edge of a watercourse or the edge of a wetland which is contiguous with a watercourse. NSE would have specific guidelines for determining if a watercourse is contiguous with a wetland.

Bertrand Losier would like to know how long the developer must keep monitoring water quality for.

Andrew advised that this would be negotiated between HRM and the development. Typically, sampling would take place preconstruction, during construction and for a limited time after the development is complete.

b) Policies from other Master Plan areas

Andrew circulated the environmental policies that were created for Bedford West and Bedford South.

c) Storm Water Management Presentation

Scott MacCallum presented a power point outlining Storm Water Management system in place in Bedford West and talked about the Storm Water Management of the Port Wallace lands.

Adam Flick had a question about pavers, people after 5 or 10 years often decide to remove them and pave over the driveway, is there a way to calculate for these things happening over time?

Scott answered that having a multi-pronged approach helps with this, there are storm water management practices in place at multiple points in the system so if one of these points diminishes it is kept up by the system as a whole.

Bertrand Losier would like to know what happens when you get a big rain storm and the ground is still frozen, how do you build a system that will handle this.

Scott McCullen replied that all of these events are calculated into the Storm Water Management Plan as well as issues around climate change that Bertrand Losier discussed earlier.

Claudia Currie asked if the phosphorous and flow rates are still being measured in Bedford West, how successful are they at keeping to the Storm Water Management Plan and has the trophic status of the lake stayed the same or gotten better since the development has been in place? Are there mitigation procedures that take place during construction to stop particulates from going into the lake?

Scott replied that yes, they are still measuring and the results of the testing have helped in determine how testing should be conducted – that the deep-water testing is the best indicator – and the results of the Storm Water Management Plan at this location are very positive. The deep-water stations are showing that they are under control. This watershed is not comparable to lake Charles in the sense that the Bedford West watershed is controlled by dams. The developers work closely with the contractors and there are onsite consultants (through Stantec) that monitor this and make sure that the proper controls are in place.

Bertrand Losier wanted to know if is there are map of where all the wetlands are?

There are maps available (Land Suitability Study), if some of the wetland areas need to be disrupted they will be ones not connected to other wetlands and there will be strict rules to abide by (NS Environment).

Adam Flick wanted to know if there had been issues at the northern end of Avenue du Portage, it is a watercourse.

Scott replied that there was lengthy conversation with the Dartmouth Lakes Advisory Board when that 750mm outfall was created. It created a series of wetlands in that area. Scott pointed to all the outfalls on the map that were created by past developments.

Valerie Gray wants to know what the commitment is for water testing after construction is complete.

Scott replied that in West Bedford after construction was complete the developer would work with HRM to fund the water testing program for 3 years. This is something that is negotiated with HRM and is subject of future draft policy.

Claudia Currie wanted to know if there will be a test site at Barry's Run where it comes into Lake Charles.

Scott replied that yes, there would be a test site here. There has been previous testing here by Rick Scott who has a lot of data and knowledge about the water quality of this area, we will be working closely with him.

Claudia Currie asked if it would be the responsibility of this committee to do the end of pipe policy.

Andrew Bone replied that HRM staff would be drafting the full policy and the committee will review it once it is ready, this could be ready in September. If you have a read through the West Bedford policies you will see what

the policy may look like, the Port Wallace situation is not entirely unique. We will be looking for additional comments from the committee.

Claudia Currie wanted to know if the development is going to be called The Parks at Port Wallace.

Andrew Bone replied that these are marketing decisions and that the plan is to refer to the area as Port Wallace.

d) Water Issue Discussion

Andrew Bone asked the committee to provide comments on what the committee has heard and seen tonight in order to help draft policy.

Adam Flick stated that Bedford West captured many good points in their policies, if our policy can resemble what was created there it will be a good start.

Bertrand Losier would like to hear more about what will happen on the Conrads land, will there be a similar plan? They would like to see a presentation from the developers of these lands as well.

Andrew Bone replied stated that as policies are drafted certain policies will be for the residential and industrial portions of this site. He will note the request.

Bertrand Losier replied that the policy may be the same however the ground is different, there are no wetlands and the ground is very rocky in this area there is also a lot of sediment, how will this affect the subdivision and eventually the creek and lake.

Andrew Bone replied that the policies will address these issues.

Andrew Bone stated that from the discussion they've had here tonight, the Municipality will use the Sub Watershed Study recommendations and Bedford West/Bedford South existing policies as a base for the draft policy set. The committee was asked if they wanted to add anything to this.

Adam Flick asked why earlier it was said the ground water was not used as part of the study.

Andrew Bone replied that the Sub Watershed Study comment on the ground water indicated that for the Port Wallace area is not using ground water for potable water and that there will be central pipe services. This study is complete and we cannot go back and obtain more information.

Catherine Lunn wanted to know who is responsible for removing particulates and contaminates out storm drains and other mechanisms used to remove contaminates.

Andrew Bone replied that the property owner of a site is responsible for on-site infrastructure. For example, gas stations have oil/grit separators which are intended to remove hydrocarbons and grit that come from the site, they are then vacuumed out and cleaned by the property owner. Where a system is publicly owned Halifax Water would be responsible. The storm water ponds and swales that Scott referred to will become public.

Valerie wanted to know if they can create policy or make a recommendation for an HRM By-law that states that 10-15 years down the road you cannot replace your pavers with asphalt or concrete.

Andrew Bone replied that HRM and Halifax Water are working on creating a new stormwater by-law, it is not possible to anticipate the outcome of this process. New regulations that are region wide will come out of this process. Private covenants are not good tools in this case.

Tom Swanson wanted to add that the Conrad's have a water quality monitoring program that has been going on for years that any water coming off their lands has been within the guidelines of the Department of Environment. What is coming out from under the culvert, from under the highway, is muddy; what's coming out of the Waverley Road storm sewers is even darker and the mud running down Lake Charles Drive into the catch basins and then into the lake. This muddy water is not coming from the quarry lands, it's coming from DOT lands, there are 18 inches of silt built up in the storm drains under the highway. The Conrad's regularly test runoff water and ground water, the results of these tests are provided to the Department of Environment regularly and can be made available to HRM. The question here has been why do the Conrad lands not have a study prepared like the one we just saw, HRM council decided to take the Conrad lands out of the Port Wallace Servicing area and before we know if they will be put back in or not the Conrad's do not know if there will be developments rights given to them for servicing and unless that is known they cannot pay for the expensive watershed, soil and other studies that would be required. They are working with Stantec to upgrade their quarry water control systems for their future operations and to plan how to separate that system from the storm water that will be coming off the streets that will be taken over by the municipality and Halifax Water. They do not want the quarry runoff to be confused for the streets runoff. We are able to prepare a brief presentation on what we are proposing for these lands, it would not be as in depth as what was presented by Scott however it would show the intent.

Catherine Lunn replied that the committee would like that.

Andrew Bone added that as discussed by Scott and Tom, the information that has come from the monitoring at Bedford West it has been very challenging to pin point where issues and spikes in the testing are coming from. Determining the source of these issues has been difficult and the sources have been determined to not be coming from the development but from other areas.

7. GENERAL COMMITTEE DISCUSSION

Adam Flick spoke about his concerns about traffic. Is it feasible to have 2 or 3 times the number of cars on Waverley Road, is it safe? Are we past that point, can this still be discussed, what do the other committee members think?

Andrew Bone replied that there is still time to comment on this, the Committee can identify where you are happy with policy and where you are not. This can be brought to council; our engineers are satisfied with the results of the traffic study and are recommending moving forward but that doesn't have to mean the committee is satisfied.

Claudia Currie agrees with Adam Flick, they believe it will cause issues, there are already issues for people wanting to turn left on Waverley Road. Could we not run a road at the end of Wilcot Lane to the highway? This would alleviate a lot of the traffic on Waverley Road.

Valerie Gray believes that the issue is not only at that location but all of the connections from this development to the Waverley Road. They would like to see a connection from the top of Ave du Portage and the Forest Hills Extension, this could ensure that the habits of route-to-work are developed early.

Andrew Bone advised that they can have this discussion with our engineers about alternate connections and see what the response is. Andrew advised that limiting connections to the surrounding community was not a good idea and explained that limiting connections concentrates traffic and creates unintended results.

Bertrand Losier added Wilcot lane could be used. It makes the most sense. They also aggregated with Valerie that it is important to form those habits early on.

Valerie Gray questioned putting the traffic lights at the northern end of the development on Waverley Road, how far is that from the roundabout, how many cars will be able to be stopped at that light before you have a backup on the roundabout?

Andrew Bone replied that as far as signal lights, that traffic engineers ensure that there are safe separation distances.

Claudia Currie asked if there will be only one more Public Information Meeting before construction starts? They believe there should be more than one, people need a refresher and time to see and think about the project.

Andrew Bone replied that the current thought is to have one public meeting, the committee would present their final recommendation after that meeting, it would then be referred to council for consideration.

Claudia Currie believes it's been too long since the last public meeting and they feel that there should be a public meeting after policy has been drafted.

Andre Bone replied that there will be draft policy to present to the public. They will be able to provide comment at that meeting, their comments, the committee's comments and staff's recommendation would be provided to Council.

Bertrand Losier would like the developer to present other conceptual drawings showing the different possibilities of roads connecting to the highway as opposed to simply on Waverley Road. The committee likes the concept shown to them but they do not like how every road leads to the Waverley Road. They would also like to see a conceptual plan of the Conrad lands like they have seen for the residential lands.

Claudia Currie would like to know if it is possible to seal this development off from the Waverley road and only have it connected to the highway.

Andrew Bone replied that they can request that HRM engineers look into this and come back to the committee. They cannot have the development to only connect to the highway. HRM regulations seek broad connections to the community, that is a positive thing, it distributes the traffic widely instead of concentrating all the traffic to one or two connections. This would cause localized traffic problems and could also be a safety issue.

Valerie Gray would like to comment on the Webby lands, it seems as if the population density is higher than the rest of the conceptual design that is abutting lower density that already exists. Can we have policy that requires a natural barrier of this area.

Andrew Bone advised that this can be looked at when drafting policy, this is something the committee can recommend. At the next meeting we will talk about how general high-level policies may play on a conceptual map like this.

Bertrand Losier would move this area of higher density closer to the commercial areas. They would also like to see larger lots closer to the existing development where the lot sizes are much larger than what is currently being built.

Andrew Bone replied that this can be looked at in more detail at the next meeting, the developers will likely be at this meeting and we will be able to start drawing on maps and identifying issues.

Adam Flick said that the Bedford West policies had maps with them, and will this be done for these policies?

Andrew Bone replied that the maps of Bedford South and Bedford West either broke it down by phase or by Land Use at a high level. When we have a set of draft policies there will be maps like those included.

Adam Flick would like to see something that describes things like: This is area A, within that you have lot frontage, maximum density, Area B could be a higher density, etc.

Andrew Bone replied that the policies may not be broken down at that level, that level of detail may be more at a Development Agreement level and not at a Policy Level. The maps in Bedford West and South don't go to that level of detail. Maps showing that amount of detail would be at a different stage. Policy would state something like "higher density residential should be concentrated near commercial sites and lower level density in proximity to existing residential".

8. PUBLIC COMMENTS

There are no comments from the public.

9. FIELD TRIP

Andrew Bone advised that the field trip will be on June 23rd, there will be more details and discussion to follow.

10. NEXT MEETINGS

June 14th will be the next meeting, we will be having a mapping exercise, discussing phasing and local roads.

June 28th meeting will only happen if needed, we may be able to have enough information at the June 14th meeting for staff to write draft policy.

September 2018, possibly the 27th, we will review Draft Policies and discussing Barry's Run hoping that the information from Environment is in.

11. ADJOURNEMENT

Meeting adjourned at 9:06pm.