

Fall River VIC Meeting
Snow Centre



February 9, 2011
7:00 pm

Present

Michael Creighton – Chair
Keith Manchester
Joy Gouge
Anna McCarron
Barry Dalrymple – HRM Councillor
Jim Simon
Sandra Carr
Jon Grant
Bill Munden
Bob Guscott
Tom Mills
Val Williams

Staff

Maureen Ryan, HRM Senior Planner
Scott LeBlanc
Jennifer Weagle

Called to Order at 7:10 pm.

Maureen Ryan – Reviewed findings from the Fall River Shubenacadie Lakes Watershed Study.

Planning for whole of watershed and after present to council, study undertaken by Jacques Whitford (Stantec).

Objectives 1, 2, 3
Riverlakes Secondary Plan Area
Ecological Areas Assessment
Reviewed map of Ecological constraints – Category 1
Reviewed map of constraints areas – Fall River Growth Centre
Forrest cove vital to water quality
Map of soil type

Key Rec

- 200m buffer along Grand Lake Natural Corridor

Municipal servicing options for Fall River Community District and remaining Fall River

Commercial District Scenario

- low density – 2.2 ppa/244 total population/31 additional units

- medium density – 16 ppa/1776 total population/670 additional units

Map Comm. Dist. Developable lands

Will soon re-run model for option chosen.

Low density central wastewater servicing options

- upgrade Lockview MacPherson

- construct a new STP

Reviewed summary central sewer and water servicing options.

Anna McCarron – Look at solar aquatic systems?

Maureen Ryan – No difference to operate. Bear River shutdown Beaver Bank operating costs too high – Tom Mills.

Val Williams - Artificial wetland – need a lot of undisturbed land for that.

Growth Centre

- Traditional design – 1 unit/acre/3120 additional population/1076 new units

- Open space design – 1 unit/1.62 acre/3068 additional population/1058 new units

Tom Mills – 6 acres or more need approval. 2.5 acres – don't have to apply for subdivision.

Maureen Ryan – Creates problems with growth management controls.

Regional Plan (RP) – information – Minister established moratorium on growth. Accommodation had to be made for existing plans for subdivision. Three months for plan amendment process for 19 plan areas. Agreed that any plan of subdivision would receive grandfathering until RP adopted. Any plan of subdivision, that had gone to 1, was allowed to proceed at 25 lots per year. In 2006, as part of any secondary plan process, undertake watershed study.

Michael Creighton – Each phase?

Maureen Ryan – No, only 25 lots/year

Growth centre wastewater treatment options

Growth centre water options

Tom Mills - Type of water system?

Maureen Ryan – Consultant would have to answer.

Tom discussed berm system for pipes instead of burying.

Lake Impact Assessment – 1993 Vaughan Engineering Study

Lake carry capacity modeling

- 5 lakes modeled
- parameters measured
- baseline sampling

Trophic status

Existing phosphorous conditions – existing development

Jim Simon – same sampling locations for both studies? What about Waverley?

Maureen Ryan – Port Wallace under pressure for interests. Watershed study – future development for Port Wallace.

Val Williams – Make it a requirement by developer?

Maureen Ryan – want it controlled by HRM

Jim Simon – Important to look at a seasonality.

Maureen Ryan – Consultant criticized sampling – would have preferred 4 seasons. Will do so with Port Wallis Study.

Jim Simon – sampling history with HRM on record?

Owen – question about sampling

Maureen Ryan – will have an opportunity to have detailed conversation with Consultant in the Fall.

June/July – to RC for Village Centre plan

Sandra Carr – community is asking when is the public meeting?

Maureen Ryan – proceed with Village Centre Plan and Design requirements (Phase 1). Handle the options for growth in plan area in Phase 2. Need to finalize secondary plan. Traffic – future connection to Ingram. Then think about Open House/Public Meeting.

Phosphorus effects – lake Thomas, Lake Fletcher, Grand Lake. Implications of trophic levels, microbial effect, TSS effects.

Groundwater Assessment, aquifer problems – contaminants, aquifer contamination vulnerability, aquifer problems – over abstraction. Chart – Fall River Growth Centre decreased mean well depth and water levels. General and specific areas of concern.

Recommendation:

1. restrict land clearing on granite barrens
2. recommendation for the low density development scenario for the Village Centre
3. no further development of onsite wells should occur in affected areas until:
 - a. a suitable water supply system has been installed, or
 - b. it can be demonstrated through modeling and confirmed by monitoring that there will be no further groundwater affects.

Maureen Ryan – amendments to Reg. Subdivision by-law will amend to require hydrogeological assessment as a condition of future subdivision approval.

Traditional subdivision densities, open space subdivision. Maureen Ryan discussed open space design.

Key Recommendations – growth centre, open space design

Next Steps:

- Phase I – Village Centre Plan
- Phase II – River-Lakes Secondary Plan

Barry Dalrymple – feasibility costs of bringing water to Fall River? At same time as committee meeting?

Maureen Ryan – Yes possibility of extending watermain down Fall River Rd.

Keith Manchester – from Pockwock? Consider smaller systems? Instead of always from central water supply.

Maureen Ryan – this study considered from Pockwock.

Tom Mills – Pyritic slate not mentioned “acid drainage”

Jim Simon – Review study before meet with them?

Maureen Ryan – Yes. Want to avoid creating angst in community when can't deal with it. Presentation tonight reflects revised findings. Maureen will provide copies.

Jon Grant – consultants looked at development?

Maureen Ryan – have the 1993 study as a benchmark. Problem is difference in measurements.

Jon Grant – surprised not worse now considering amounts of development already occurred.

Jim Simon – animals will be the indicator.

Maureen Ryan – need to see the study, need to get to Council. Thinking about approach to notification, advertising, open house – over a period of a few days.

Anna McCarron – Open House – SWEPPS – to have a display on the biology of watershed?

Maureen Ryan – will be heavily referring to this study.

Bob Guscott – Open house is a good opportunity for education.

Chair – don't wait much longer with recommendations.

Waverley Heritage Museum – SWEPS opportunity for presentation, education about how to take care of lakes and rivers.

Laker deadline – February 21st. Barry Dalrymple, Maureen Ryan, Michael Creighton – meet with Laker to put in an article.

Suggested Old Rec. Centre for open house. March 25/26? Diane Moulton – contact. Recruit Robin to present. Refer to study during presentation. Present transportation study also. Focus – impact from community on committees rec.

Keith Manchester – encourage written comments

Maureen Ryan – post copy of draft plan at meeting (open house)

Reviewed rec. process:

- RPAC
- HWAB
- MDVCCC

New council committee structure

Tom Mills – meet with consultant in Fall after open house. Good to have questions and comments in writing to bring back to consultant.

Jim Simon – committee members will be the facilitators. Need common messages for all members. Facilitation training? Volunteer services?

Keith Manchester - Laker article will be helpful.

Next meeting Wednesday at Snow Centre. Discuss housing options.

Anna, Joy – regrets for next meeting.

Maureen Ryan – look at draft Secondary Plan.

Meeting adjourned 9:10 pm.