



Bennery Lake Watershed Management Committee

DRAFT Meeting Minutes

Bennery Lake Watershed Management Committee			
Date: October 17, 2024		Meeting Time: 10:00 a.m.	Adjourned: 11:20 a.m.
Location: Virtual via Microsoft Teams and In-person at Park Ave.			
Member name and position:		Agency/Representation	
Attendees	Mike Allen (MA), Watershed Planner (virtual)	NS Environment and Climate Change (ECC)	
	Lindsay Anderson (LA), Water Quality Manager (virtual)	Halifax Water	
	Greg Cummings (GC), Watershed Planner (virtual)	ECC	
	Barry Geddes (BG), (<i>Vice Chair</i>), Watershed Manager (virtual)	Halifax Water	
	Wendy Krkosek (WK), Acting Director, Environment, Health and Safety (virtual)	Halifax Water	
	Jaden Lawen (JL), Representative (virtual)	Bennery Lake Watershed Private Landowner	
	Anna McCarron (AM), (<i>Secretary</i>), Source Water Planner	Halifax Water	
	Paul Parusel (PP), Representative	General Public – District 2	
	Chris Rennehan (CR), Planning & Development (virtual)	Halifax Regional Municipality (HRM)	
	Derrick Sample (DS), Watershed Resource Technician	Halifax Water	
	Jarvis Singer (JS), Acting Senior Manager Water, Wastewater Treatment	Halifax Water	
Regrets	Jean-Charles Finnigan (JC), P. Eng., Environmental Engineer (virtual)	ECC	
	Heather Olivella (HO), Protected Areas Coordinator	ECC (Central Region)	
	Ria Steenweg (Ria), alternate for Paul Parusel (PP)	General Public – District 2	

1. Attendance / Introductions

Meeting called to order by Acting Chair, BG:

Notes	Attendance/Introductions: <ul style="list-style-type: none">• See attendance above.• Quorum noted.• Minutes recorded electronically
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2. Review and Approval

a. October 17, 2024, Meeting Agenda

Discussion	Accepted as presented.
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Decision	Accepted as presented.
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b. March 20, 2024, Meeting Minutes

Discussion	Approved as presented.
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Decision	Remove from agenda.
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3. Old Business:

a. Shubenacadie Lakes Floodplain Study Presentation (Discussion):

Discussion	<p><i>(October 25, 2023)</i> BG reported that HRM appointed Helen Langille as the new project lead for the Shubenacadie Floodplain study. Helen informed Halifax Water in late August that the study was reopened. HRM is in the process of developing an action plan. The first order of business is to develop an interactive mapping tool similar to the one for the Sackville Rivers floodplain (Sackville Floodplains Halifax).</p> <p><i>(March 20, 2024)</i> TC advised that the results of the Floodplain Study should be posted online in the not-too-distant future. BG advised he has nothing to add from HRM.</p> <p><i>(October 17, 2024)</i> BG provided an update mentioning that the study is complete, and HRM is working on an interactive map for the public release. CR and BG to discuss where they can go with this.</p>
Decision	Wait for the report to be released. Keep on the agenda.

Action Items:	Person Responsible	Deadline
1. Send Floodplain Study Report to members for consideration once it becomes available.	AM	Pending
2. Review the Study Report to determine whether it warrants a presentation to the Committee.	All	Pending
3. Move the study to the parking lot until more information becomes available	AM	Next meeting

b. Water Quality Update:

Discussion	WK provided an update on water quality, advising on the impacts of the heavy rainfall events that occurred July 21, 2023 and the return to normal water quality patterns in the fall of that year once the water levels returned to normal.		
Decision	Information only.		
Action Items:		Person Responsible	Deadline
Standing Agenda Item		AM	Next meeting
<i>i. Bennery Lake WSP Settling Pond Update:</i>			
Discussion	<i>(October 17, 2024)</i> WK and BG reported that the dredging of the lagoon was completed in November, and water quality has improved.		
Decision	Information only. Remove from agenda		
Action Items:		Person Responsible	Deadline
Remove from agenda		AM	Next meeting
<i>c. Covenants and Deeds:</i>			
Discussion	<p>See March 10, 2022, minutes for presentation, <u>Review of Properties for PWA Regulations</u>, presented by Madison Forward, Dalhousie University Intern student. See October 26, 2022, for background information.</p> <p><i>(March 20, 2024)</i> MA advised that ECC is waiting for the outcome of the <i>Lake Major Watershed PWA Regulations</i> before any updates may be shared regarding where deeds and covenants stand.</p> <p><i>(October 17, 2024)</i> BG and MA discussed the issue of covenants within deeds, emphasizing the need for Halifax Water to write a letter to the province to address registration of covenants. It was recommended that a letter be sent to Paul Currie of ECC seeking clarification.</p>		
Decision	HW to submit letter to ECC		
Action Items:		Person Responsible	Deadline
1. Register the <i>BLWPWA</i> designation and regulations on all applicable PIDS as a covenant, consistently.		HW	Pending
2. Investigate whether a <i>PWA</i> designation is supposed to be carried forward as a covenant once parcels are sold or subdivided, as standard practice across the province, and whether the omissions in this regard in the <i>BLWPWA</i> are unique.		MA	Pending
3. Halifax Water and ECC to discuss with their respective legal advisors about the process and how to handle it best.		MA/BG	Ongoing
4. Halifax Water to write a letter to ECC to address the issue of registering covenants with deeds		BG	Ongoing
<i>d. Case 22009 – Aerotech Business Park Rezoning:</i>			

Discussion	<p>The Committee discussed the HRM presentation provided by Anne Totten (AT) at the October 25, 2023, meeting. Notable discussion points are below:</p> <p><u>Proposed changes to Land-use Bylaws (LUB):</u></p> <p>From a private land/developer perspective, JL raised concerns that the proposed amendments to the Planning District 14 & 17 (Shubenacadie Lakes) Municipal Planning Strategy and Land Use By-Law from AE-4 to PWS, within the <i>Bennery Lake Watershed Protected Water Area (PWA)</i>, would prohibit any industrial land use activity, which is currently permitted under the current AE-4 bylaw zone. Further, the PWS zone would restrict development to single unit residential dwellings which would not be allowed due to the <i>Airport Noise Contour Overlay zone</i>. This would severely restrict any development within these lands.</p> <p>The Committee advised JL to contact Anne Totten, lead planner on the Aerotech rezoning file, with concerns regarding changes to the bylaw zone as they relate to the impact on private land development.</p> <p>The Committee reiterated its concern about reducing the minimum lot size within the <i>PWA</i> and its request to retain the 80,000 ft² (7432 m²) minimum lot size for the PWS zone, to protect the water supply, taking into consideration the various scenarios on each lot, including backyard suites, which would increase the sewage load per lot.</p> <p>In any event, any designation and/or bylaw changes within the Aerotech Business Park will be decided by Council.</p> <p><i>(October 17, 2024)</i> CR provided an update on the Aerotech Business Park rezoning, mentioning that the project lead has changed from Anne Totten to HRM Planners Talina Debly and Anne Winters.</p>	
Decision	Aerotech Business Park Rezoning Update – CR to follow up with Talina and Anne for updates on the project.	
Action Items:		
1. Follow up with Halifax Water operations and approvals to make them aware of the proposed bylaw zone changes and the potential impact they will have on Halifax Water infrastructure.	Person Responsible Alana Murray/Jarvis Singer	Deadline Ongoing
2. Draft wording for the LUB to include wetland setbacks in the Aerotech PWS zone and send to the Committee for review.	TD/AW (CR)	Ongoing
3. Retain the 80,000 sq. ft. minimum lot size for the PWS zone.	TD/AW (CR)	Ongoing
4. CR to provide an update at the next meeting.	CR	Next meeting
e. Sky Boulevard – Two-acre lot for sale		
Discussion	BG confirmed that there is a two-acre lot for sale on Sky Blvd. within the watershed, and the seller is aware of the watershed regulations.	
Decision	BG to handle any inquiries about the two-acre lot for sale within the watershed, ensuring potential buyers are informed about the watershed regulations and development restrictions. Remove from agenda.	

Action Items		Person Responsible	Deadline
Remove from agenda		AM	Next meeting
f. Oakfield Estates Subdivision #21707			
Discussion	<p><i>(March 20, 2024)</i> Trevor Creaser advised that the Oakfield Estates Subdivision public hearing was held in November 2023 with the Nova Scotia Utility and Review Board (UARB). Normally, a decision is made within 90 days of the hearing. There should be a ruling in early 2024.</p> <p><i>(October 17, 2024)</i> BG reported that the UARB has not ruled on the Oakfield Estates Subdivision case (Mo09767).</p>		
Decision	Barry to provide link to members for updates		
Action Items		Person Responsible	Deadline
Provide the link to the NSURB case file M09767 to the Board for updates on the Oakfield Estates Subdivision case.		BG	Next meeting

4. New Business			
a. Terms of Reference			
Discussion	BG to resend Terms of Reference to all members to ensure clarity on roles and voting rights.		
Action Items		Person Responsible	Deadline
1. Barry to resend ToR to members. Item can be removed from Agenda.		BG	Next meeting

5. Municipal Planning Update			
a. Notification of new builds			
Discussion	CR reported a minor addition to the existing site at 109 Sky Blvd. and potential changes to short-term rental regulations in rural areas. They have no impact on the Bennery Lake watershed as they are located outside of the watershed boundary.		
Decision	Information only		
Action items:		Person Responsible	Deadline
Standing agenda item.		BG	Next meeting

6. Landowner Q&A			
a. Community representative			
Discussion	Paul reported that it was a quiet summer, no ATV traffic observed in the area.		
Decision	Information only		
Action items:		Person Responsible	Deadline
Standing agenda item.		PP	Next meeting

b. Watershed Private Landowner			
Discussion	<ul style="list-style-type: none"> • Watershed Delineation: JL questioned the delineation of the watershed, advising that Strum Engineering suggested that runoff from a specific lot goes downstream of Bennery Lake. Jaden asked when the watershed was last delineated and whether it is done periodically. BG indicated that the watershed boundary was delineated using what was available at the time (2003). In order for a change in the boundary, a request would need to be made that would require supporting documentation that the changes would not impact the watershed, ie...the evidence would have to show that the changes would be to the benefit of the watershed. • Compliance with Watershed Rules: JL emphasized his Group's intention to comply with the <i>PWA</i> regulations. • Access to Bennery Lake Rd: JL inquired about access to Bennery Lake Rd. BG advised that this is a discussion independent of the Committee. BG and JL to set up a meeting between Halifax Water and Jaden's Group. • Informing New Landowners: JL highlighted the importance of informing new landowners about watershed regulations to prevent unintentional violations, such as cutting down more than 50% of trees. BG indicated that this is why it is important for the regulations to be attached to the deed, discussed in section 3.c.Covenants and Deeds: on page3. 		
Decision	JL and BG to arrange a meeting independent of this Committee.		
Action Items:		Person Responsible	Deadline
Standing Agenda Item		AM	Next meeting
See action item in section 3 c.		As indicated	Next meeting
c. Nature Reserve:			
Discussion	MA provided information on the nature reserve within the watershed, explaining the difference between a nature reserve and a wilderness area.		
Decision	Information only		
Action Items:		Person Responsible	Deadline
Standing agenda item		MA	Next meeting
d. Halifax Water:			
Discussion	LA provided data showing the aluminum and manganese concentrations in the tributary site post-lagoon dredging. The data indicated that concentrations increased initially but stabilized after the dredging was completed. WK explained the operational process for scheduling dredging as needed.		
Decision	Information only.		
Action Items:		Person Responsible	Deadline
Standing agenda item		AM	Next meeting

7. Education Updates

a. Template of education and awareness:

Discussion	<p><i>(March 20, 2024)</i> The education and awareness status has not changed since the last meeting, such that Halifax Water Corporate Communication is currently restructuring its communication strategy. Developing a source water protection education strategy is pending Corporate Communication’s strategy.</p> <p><i>(October 17, 2024)</i> AM reported on Halifax Water’s recent increase in education and awareness programming, including school presentations, newsletters and lunch and learns to inform staff and the public about source water protection.</p> <p>BG provided an overview of the Research Symposium held on October 10, 2024 highlighting Halifax Water research partnerships over the past 15 years. The symposium was well attended and featured presentations from various researchers. There was also discussion about potentially sharing some of the research information with the public, pending publication status.</p>		
Decision	AM to continue to work with Communications.		
Action Items:		Person Responsible	Deadline
1. Create a Q&A one-pager for the area that is seasonally appropriate. PP to send a list of content when prompted by BG/AM.		AM/PP	Pending (On hold)
2. Create and submit an ad in the local newspaper to increase awareness of PWA recreational restrictions.		BG/AM	Next Meeting (On hold)
3. WK & LA to investigate sharing research information		LA & WK	Next meeting

8. Election of Officers – Spring 2025

9. Next Meeting: 10:00am-12:00pm; Thurs., March 27, 2025 (hybrid; in-person at 2 Park Avenue).

10. Adjournment: BG moved to adjourn at 11:20 am.

Respectfully Submitted by: Ashley Ward, Administrative Assistant, Environment Health and Safety, Anna McCarron, Secretary, Bennery Lake Watershed Management Committee.