

**DARTMOUTH LAKES ADVISORY BOARD  
MINUTES  
OCTOBER 29, 2002**

**PRESENT:** Ms. Audrey Manzer, Chair  
Mr. Robert Bell  
Mr. John Osborne  
Dr. K. Hellenbrand  
Dr. Hugh Millward  
Ms. Catherine Lunn  
Ms. Stephanie Bird  
Dr. Ron Beazley  
Dr. Don Gordon  
Ms. Christina Hoehne

**ABSENT:** Councillor Bruce Hetherington (with regrets)  
Mr. Pierre Clement  
Dr. Paul Hines

**ALSO PRESENT:** Mr. Kurt Pyle, Planner  
Ms. Patti Halliday, Assistant Municipal Clerk

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1. **CALL TO ORDER**

The Chair called the meeting to order at 5:15 p.m., Findlay Community Centre.

2. **APPROVAL OF MINUTES**

**MOVED by Dr. Hellenbrand, seconded by Ms. Lunn, that the minutes of the October 3, 2002 meeting be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

3. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Mr. Kurt Pyle, Planner, requested that the Board add the following item to the agenda:

- 5.2 Boating Restrictions throughout HRM - Claudette Levy, Community Developer, Parks and Recreation Services

**MOVED by Mr. Bell, seconded by Ms. Lunn, that the agenda be adopted, as amended. MOTION PUT AND PASSED UNANIMOUSLY.**

4. **BUSINESS ARISING OUT OF THE MINUTES**

4.1 **Northwest Arm of Russell Lake - Chair and Mr. Pyle's Observations of General Area**

A discussion ensued regarding the northwest arm of Russell Lake, in particular the MacPhee Pontiac site. Ms. Manzer suggested that it was time for the clean-up of the site to commence. Mr. Pyle noted something should be taking place there in the next couple of months. Ms. Manzer suggested the Board members keep an eye on this site and any issues noticed should be reported to her or Mr. Pyle.

Dr. Gordon inquired if it would be appropriate to request MacPhee Pontiac to come before the Board and report on how the construction and lake protection is proceeding. Dr. Hellenbrand expressed concern with the possibility of a major storm before the next meeting and the effect it could have on the lake. Dr. Millward stated part of MacPhee Pontiac's sediment protection plan was that they would cover any exposed earth. He suggested if this is not being done, the engineer should be contacted. It was agreed that Mr. Pyle would bring this to the attention of Kenda MacKenzie, Development Engineer, as well as invite her to the next Board meeting. He agreed to follow up this issue with Ms. Manzer after contacting Ms. MacKenzie.

4.2 **State of Lake Tours**

Ms. Manzer reported that two more lake tours were held since the last meeting. The first one was held on October 12, 2002, and covered Sullivan's Pond around Lake Banook to the shores of Lake MicMac. Copies of a report of this tour prepared by Dr. Hellenbrand were circulated to the Board.

The second tour held on October 26, 2002, was of the Albro Lake and Martin's Lake area. Copies of a report of this tour prepared by Mr. Osborne were circulated to the Board. Dr. Gordon noted at the August tour of Cranberry Lake it was noticed that a large manhole cover was missing creating a dangerous situation. He noted that Engineering was advised of the issue the following day. Dr. Gordon requested that any Board members who might be in the area in the near future to please check to see if the situation has been rectified.

*At this time, the Board agreed to deal with the added item: Item 5.2 Boating Restrictions throughout HRM - Claudette Levy, Community Developer, Parks and Recreation Services, as she happened to be in the building at the time.*

**5.2 Boating Restrictions throughout HRM - Claudette Levy, Community Developer, Parks and Recreation Services**

Ms. Claudette Levy, Community Developer, Parks and Recreation Services, addressed the Board regarding a Committee she sits on that is working on a project regarding boating restrictions throughout HRM which will include an extensive public consultation process. Ms. Levy noted the Committee has three other members: Peter Bigelow, Ann Wambolt and Paul Johnston, and it is in the process of compiling information regarding Lake Banook and Lake MicMac.

Ms. Manzer noted this issue has been discussed many times over the years by the Board and she offered to meet with the Committee to provide information and observations that the Board has gathered on this issue.

Ms. Levy stated the Committee will be looking at creating a forum to meet with the boating clubs to discuss this issue as well. She stated she would like to put the Dartmouth Lakes Advisory Board on the Committee's contact list as well as having the Board on an agenda for a future meeting to discuss its role and what work has been done in the past on the issue of boating restrictions. Ms. Levy noted the Board members may also have information regarding other people who should be included in the public consultation process. She noted Kearney and Sandy Lakes will be examined in the future.

**4.3 Brochure on Protection of Waterbodies during Development (Chair and Dr. Gordon)**

Due to time constraints, it was agreed that this brochure would be a project for the new year.

Dr. Millward provided Ms. Manzer with a copy of a brochure entitled *Waterfront Living* which she agreed to copy and review. It was agreed that Dr. Gordon and Ms. Manzer would meet at a later date to review what materials they have on file regarding this issue.

**5. NEW BUSINESS**

**5.1 Water Resource Management Policy**

C An Information Report prepared for Rick Paynter, Acting Director, Public Works and Transportation Services, to Regional Council dated October 8, 2002, was circulated to the Board.

Ms. Manzer noted she had suggested to Mr. Sheppard in an e-mail that it would be better to have a presentation regarding the Water Resource Management Policy given to each of the lakes/waters advisory boards separately, as there is valuable feedback to obtain from all members around the table. She stated no one person should be expected to represent the views of all Board members at a joint meeting of representatives. Members of the Board agreed with Ms. Manzer's suggestion. Ms. Manzer agreed to contact Mr. John Sheppard, Manager, Environmental and Right of Way Services, and reiterate this suggestion. Mr. Pyle suggested a joint meeting could be held following these individual meetings.

**6. CHAIRMAN'S REPORT**

The Chair introduced the topic of highrise development near the lakes. Ms. Manzer expressed grave concerns, for instance, with a rumour circulating that Paddler's Cove is for sale and a bid has been received on the property which includes a stipulation that the buyer be permitted to tear down the existing building and construct a high-rise condominium tower on the site. She suggested it may be time for the Board to take a stand and recommend that no more high-rise developments be allowed directly on the lakes. Dr. Millward noted this may be difficult as the Board is not a land use advisory board. Ms. Manzer responded that historically the Board has always felt that part of its mandate is to comment within the area on which it advises Council. She further stated that protection of the recreational and aesthetic value of Lake Banook has long been of prime importance to the Board and is directly related to its mandate to ensure protection of lake water quality and watersheds. The fact that Lake Banook is the site of a world class canoeing course and rowing facilities, among other recreational uses, make this issue even more important.

(Dr. Beazley took his place at the meeting at 6:05 p.m.)

Mr. Pyle noted that this proposed development is only in the preliminary stages and he suggested the Province may have a role in this issue in terms of the historic value of this

site (former icehouse). He noted a further issue to be considered is the impact on traffic such a development would have on Prince Albert Road which already has some concerns.

Ms. Hoehne noted this proposed development would also have an impact on Lake MicMac.

Mr. Pyle agreed to advise the Committee when further information regarding this proposed development is received, noting nothing concrete has been submitted to date.

The Chair stated that she will monitor the situation as well.

## **7. STAFF'S UPDATE**

Mr. Pyle advised the Board that CanEuro will be coming to the next Board meeting with a proposal. As well representatives will be present regarding a development on the former YMCA site. He agreed to keep Ms. Manzer informed if anything comes forward regarding Paddler's Cove. Ms. Manzer suggested the Board may want to forward a letter to the Harbour East Community Council regarding the whole matter of high rise development in close proximity to the lakes.

Dr. Gordon stated he had mixed feelings regarding this issue. Although he agreed with the principle to keep as much development as possible within the core, he stated he would like to see this type of development setback further from the lake. Dr. Gordon noted he could accept condominiums on both the YMCA and the Paddler's Cove sites if they were kept low. Ms. Manzer noted the size of the Paddler's Cove site does not allow for any setback from the lake. Mr. Pyle stated he has not heard anything about the number of storeys of the proposed development, as of yet.

It was the general consensus of the Board that it wished to recommend against any more high-rise developments directly on Lake Banook, as an example of a general philosophical principle regarding such development on lakes within its mandate.

Dr. Millward suggested if a 100' buffer zone requirement was extended to all lakes it would negate this proposed development at Paddler's Cove. He stated he would prefer to see general principles be put into practice for all development agreements on lakefront properties. Mr. Bell agreed this was a good idea but questioned the time frame that would be required to enact these changes. Mr. Pyle responded this could probably be done within six months.

Ms. Manzer requested the Committee's direction as to whether or not it wanted to proceed with sending a letter to the Harbour East Community Council to express its concerns regarding high-rise development around key lakes. A discussion ensued and Dr. Gordon suggested a philosophical approach should be taken in the letter and that concern be expressed regarding the Board's observation of the recent trend of high-rise development

on lakes taking place closer and closer to the lakes, and that it be suggested that one way to address this problem would be to require a 100' setback for all lake development. Dr. Millward noted there has been precedence for this set in other CDDs. He suggested that in future negotiations for non-as-of-right development, he would like to see a requirement for a significant buffer zone between the building and the lake, preferably in the order of 100'. Dr. Hellenbrand suggested cases where buildings are already in existence should also be included.

Mr. Pyle advised the Board to be very clear in expressing its concern in the letter and stated what impact this development will have on the lake. He suggested that the focus be on water protection and not land use. The Chairman stated her view that watershed protection directly influences water quality thus the views which have been expressed are not as much land use issues as lake protection issues.

Mr. Bell noted two world championships have been held on Lake Banook and many attendees commented on the uniqueness of the lake. He suggested that this, and the history of competitive canoeing and rowing on the lake, also be included in the letter.

Ms. Manzer also expressed concern with the large increase in population these developments will create in the area which will put additional pressure on the lake.

Dr. Gordon suggested the context of the letter should be written in a broader sense but that Lake Banook be used as an example.

Ms. Manzer noted the main concern with the proposed development is its close proximity to the lake. Based on the comments made at this meeting, she agreed to draft a letter to the Harbour East Community Council and bring it back to the next meeting for review. In the meantime, she suggested that any further comments or suggestions be forwarded to her via email.

**8. DATE OF NEXT MEETING**

The date of the next meeting is November 27, 2002.

**9. ADJOURNMENT**

The meeting adjourned at 6:45 p.m.

Patti Halliday  
Assistant Municipal Clerk