

HALIFAX REGIONAL MUNICIPALITY

DARTMOUTH LAKES ADVISORY BOARD MINUTES MARCH 3, 2004

PRESENT: Ms. Audrey Manzer, Chairman
Ms. Catherine Lunn
Dr. Don Gordon
Dr. Klaus Hellenbrand
Dr. Hugh Millward
Dr. Mark Trevorrow
Mr. Pierre Clement
Councillor Ron Cooper

REGRETS: Dr. Ron Beazley
Ms. Christine Hoehne
Mr. Peter Connor
Ms. Stephanie Bird

STAFF: Mr. John MacPherson, Planner
Mr. Kurt Pyle, Planner
Ms. Sherryll Murphy, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF MINUTES - November 26, 2003	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	3
3A	PRESENTATION - REGIONAL PLANNING - INTERIM GROWTH CONTROL PROCESS	3
4.	BUSINESS ARISING OUT OF THE MINUTES	4
4.1	Paddlers Cove Development - Wind Study	4
4.2	Regional Planning Update (Dr. Millward)	4
5.	NEW BUSINESS	5
5.1	Receiving Water Baseline Sampling Program Results as of December 19, 2003	5
5.2	Representation on Public Participation Committee for Parcels B&C Woodland Avenue	5
5.2 (a)	Alternate for Hugh Millward for April meeting of the Morris-Russell Lake Public Participation Committee	6
5.3	Morris Lake Stormwater Management Plan: Presentation by Susan Belford of Jacques Whitford	6
6.	CHAIRMAN'S REPORT	7
7.	STAFF UPDATE	7
8.	ADDED ITEMS	7
9.	DATE OF NEXT MEETING	7
10.	ADJOURNMENT	7

1. CALL TO ORDER

The meeting was called to order at 5:15 p.m.

Ms. Manzer welcomed Dr. Mark Trevorow, representing Defence Research Development Canada-Atlantic, and replacing Dr. Paul Hines.

Dr. Trevorow gave a brief professional and personal background.

The Board then made roundtable introductions.

2. APPROVAL OF MINUTES - November 26, 2003

MOVED by Dr. Gordon, seconded by Dr. Millward that the minutes of the November 26, 2004 meeting of the Dartmouth Lakes Advisory Board, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

- 5.2 (a) Alternate for Hugh Millward for April meeting of the Morris-Russell Lake Public Participation Committee

MOVED by Mr. Clement, seconded by Dr. Millward that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3A PRESENTATION - REGIONAL PLANNING - INTERIM GROWTH CONTROL PROCESS

Mr. Paul Morgan, Planner, in the absence of Susan Corser, gave a brief update of the Interim Growth Control Process noting that the Minister of Service Nova Scotia and Municipal Relations has approved a 90 day order limiting development in unserved areas. Mr. Morgan went on to advise that staff is holding public meetings on the issue and will be before Regional Council prior to the expiration of the 90 days with proposed changes to Municipal Planning Strategies, the Land Use Bylaws and the Subdivision Bylaw. The intent of these changes is to incorporate some municipal interim control measures until such as the Regional Planning process is further along.

Providing clarification as to why the interim Provincial order was sought, Mr. Morgan indicated that in the past when planning of this nature came to the public for discussion, and the development industry saw there might be changes, it responded by seeking subdivision applications thus preempting the process. This allowed the pieces of property involved to be

grand fathered (not subject to the planning being undertaken). This practice thwarts the intent of Regional Planning.

Concluding his remarks, Mr. Morgan noted that staff is anticipating that a public hearing with regard to these changes to the Municipal Planning Strategies, the Land Use Bylaws and the Subdivision Bylaw will be held on March 30, 2004.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Paddlers Cove Development - Wind Study

- A document entitled "Final Report, Wind Impact Study, Lake Banook Canoe Course, Dartmouth, Nova Scotia" was distributed to members of the Board.

Mr. Kurt Pyle, Planner, appeared briefly at the meeting to review the background to the distributed report and noted that in terms of analysis, the proposed Paddlers Cove development meets the criteria of the Atlantic Division of the Canadian Canoe Association. The United Gulf development does not meet the criteria relating to wind speed and will have to be re-evaluated.

Mr. Pyle advised that a Public Information Meeting was being held this evening to receive input from the public. Following the meeting this evening staff will review the issues, incorporate the information in their report and determine if there will be any change to the recommendation. Mr. Pyle stated that the report will then go forward to Community Council.

A brief discussion ensued with Mr. Pyle advising that the objective of the Canoe Association was not to alter the natural course, in fact, to keep the course as it exists. He noted that the course is recognized as one of the best natural courses in the world.

4.2 Regional Planning Update (Dr. Millward)

Dr. Millward provided a brief update with regard to Regional Planning. In his comments he noted that :

- The Regional Planning Stakeholders Committee meets twice monthly. The work of the Committee may now be slightly behind schedule as result of the moratorium
- The Goals and Objectives for Regional Planning have formally been approved by Council
- The next step is to bring alternatives to Council setting out how HRM will/should develop over the next 25 years
- These would first go to Council and then to the public
- In late April/early May a fairly extensive public consultation relative to these alternatives will be undertaken

- In terms of the present situation, the discussion is around moratorium options of up to two years. These options include changes to the Municipal Planning Strategies, the Land Use Bylaws and the Subdivision Regulations.
- Staff has offered three alternatives and Urban Development Institute has proposed another and Council will decide which of the four will be approved

5. NEW BUSINESS

5.1 Receiving Water Baseline Sampling Program Results as of December 19, 2003

- An e-mail dated January 28, 2004, with attached data, from Pauline Holmes was circulated to the Board for information.

Mr. Pierre Clement commented that the range in values for any particular location is significant making it hard to interpret. He went on to note that Mr. Brian Hoyle, a member of the Bedford Waters Advisory Board has offered to consult with regard to this testing. Mr. Clement noted that Mr. Hoyle can provide to HRM expertise with regard to the type of information which can be gleaned from this type of analysis. Mr. Clement noted that this is not a systematic sampling of the lakes, but an attempt to ascertain the levels of ecoli in the lakes.

Dr. Millward noted that the e-mail referred to the development of a more comprehensive program in 2004 and asked the status of such a program. Staff is to follow up with regard to this matter. The Board further requested an update regarding the status of the Wastewater Resource Management Study.

Councillor Cooper asked why there was no sampling taken in August 2003, commenting that the program should include three samplings per year.

Ms. Manzer noted that it would be helpful to know at what location in any given lake the samples were taken. She requested that staff provide a map identifying the sample locations. She further requested that staff provide more definitive information as to how the study has been done.

5.2 Representation on Public Participation Committee for Parcels B&C Woodland Avenue

- A memo from John MacPherson, Planner, dated February 17, 2004 regarding the Composition of the Public Participation Committee for Parcels B&C Woodland Avenue and Block X South Ridge Circle, was before the Board for consideration.

Mr. MacPherson provided a brief background to the matter as found in the memo and advised that the matter was before the Board this evening to obtain a representative from this Board serve on the Public Participation Committee.

A brief discussion ensued with Mr. Pierre Clement offering to serve as the Dartmouth Lakes Advisory Board representative. His offer was accepted by the Board. Noting that there was a need for a resident at large (external to Polling District 9), Ms. Cathy Lunn offered to fill this position.

Mr. MacPherson indicated that he would be in touch with Mr. Clement and Ms. Lunn with regard to the details

5.2 (a) Alternate for Hugh Millward for April meeting of the Morris-Russell Lake Public Participation Committee

- This matter was added to the agenda during the setting of the agenda.

Dr. Millward noted that he would not be available to attend the April 6, 2004 meeting of the Morris-Russell Lake Public Participation Committee. Mr. Clement agreed to attend in Dr. Millward's stead. Dr. Millward went on to remind Mr. Clement that this Board has voted unanimously in favour of public ownership of lake buffers and cautioned that the developer is likely to be seeking as much private ownership as possible.

A brief discussion ensued regarding when the concept plan for a stormwater plan should be brought to the Board, with concern being expressed that such plans should come early on in the process.

5.3 Morris Lake Stormwater Management Plan: Presentation by Susan Belford of Jacques Whitford

- A document entitled the Morris Lake Stormwater Management Plan, December 2003, was before the Board for consideration.

Mr. Paul Morgan, Planner, provided a brief background to the matter noting that the purpose of this matter being before the Board today was to receive a presentation regarding the Stormwater Management Plan for Morris Lake.

Ms. Susan Belford, Jacques Whitford, addressed the Board giving a presentation which provided an overview of the Stormwater Management Plan for Morris Lake. A copy of the presentation is on file. Throughout her presentation, Ms. Belford responded to questions and discussed with the Board the proposed plan.

Mr. Clement expressed concern that although this area is very well studied, the existing development does not seem to have the structures to limit the flow of stormwater into the lake. Mr. Clement went on to note that he is not convinced that the stormwater which is originating from Portland Hills is being well managed.

A discussion ensued with concern being expressed that the Board does not recall receiving for review the detailed erosion and sediment control plan for the original 93 acre development.

The Board reviewed only the conceptual plan. The final detailed plan has never been brought before the Board.

It was agreed by the Board that staff should review the stormwater management plan for the original 93 acres of development of Portland Hills and comment on whether or not the reality of the situation meets the requirements of the Plan. The Board requested that the detailed stormwater management plan come to the Board for review and comment.

Ms. Manzer thanked Ms. Belford for her presentation.

6. CHAIRMAN'S REPORT - None

7. STAFF UPDATE

Mr. MacPherson distributed for the information of the members of the Board the following two pieces of correspondence:

1. Correspondence dated January 7, 2004 from Susan Belford, Jacques Whitford to Sara Brockman, Terrain Group, regarding the Banook Lake Baseline Water Quality Data - November Sampling
2. Permit Application to Add to a Single Unit Dwelling, 14 Lake Charles Drive, Deck to Sunporch Conversion

Mr. MacPherson, referring to the Dartmouth Lakes Advisory Board Guidelines relative to development on Lakes used by the former City of Dartmouth, noted that Mr. Audas required a copy of the guidelines and the proposed changes made by the Board. A copy of both will be provided to Mr. Audas.

8. ADDED ITEMS - None

9. DATE OF NEXT MEETING - March 31, 2004

10. ADJOURNMENT

There being no further business the meeting adjourned at 7:15 p.m.

Sherryl Murphy
Legislative Assistant