

HALIFAX REGIONAL MUNICIPALITY

DARTMOUTH LAKES ADVISORY BOARD MINUTES June 30, 2004

PRESENT: Ms. Audrey Manzer, Chairman
Ms. Catherine Lunn, Vice-Chair
Dr. Klaus Hellenbrand
Mr. Pierre Clement
Ms. Christine Hoehne
Mr. Peter Connor
Dr. Don Gordon
Dr. Ron Beazley (7:02 pm)
Dr. Hugh Millward
Dr. Mark Trevorrow

ABSENT WITH
REGRETS: Councillor Ron Cooper
Ms. Stephanie Bird

STAFF: Mr. John MacPherson, Planner
Ms. Jill Justason, Planner
Ms. Millie Hull, Legislative Assistant

GUESTS: Mr. Andrew Giles, Anahid Investments Limited
Mr. Archie Hattie, Lake Loon Developments Limited

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1. CALL TO ORDER

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

2. APPROVAL OF MINUTES - May 26, 2004

Later in the meeting the following errors in the May 26, 2004 minutes were noted:

Page 1 - Mr. Pierre Clement was marked as present twice

Page 3 - Under "**Approval of Minutes**"

Page 1- Dr. Don Gordon is listed as being present and as sending regrets at the meeting of April 28, 2004. Dr. Gordon was absent from that meeting.

MOVED by Dr. Gordon, seconded by Mr. Clement, that the minutes of the Dartmouth Lakes Advisory Board held on May 26, 2004, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions

8.1 Memos re: Lock 1 Sediments - Mr. Peter Connor

MOVED by Dr. Hugh Millward, seconded by Dr. Klaus Hellenbrand, that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Dartmouth Lakes Advisory Board Building Permit Review Guidelines

Ms. Manzer noted that Mr. Connor and she will get together over the summer and review.

4.2 Lake Levels on Mic Mac

Mr. John MacPherson, Planner, noted that this item should be addressed by the responsible HRM department. Staff will follow up on this item with Environmental Management Services.

4.3 Tour of Lakes - Set Date

No action with regards to setting a date was taken.

4.4 Regional Planning Update

Dr. Millward provided an update later in the meeting.

5. NEW BUSINESS

5.1 Case 00623 - Application by Anahid Investments Limited to Amend the Existing Development Agreement to Permit an Extension of Road "A" and to permit a Mix of Semi-Detached Dwellings and Small Lot Singles on Heritage Hills Drive and Road "A"

- A memorandum prepared by Jill Justason, Planner, dated June 23, 2004, regarding the above item, was before the Board for consideration.

Jill Justason, Planner, introduced Mr. Andrew Giles of Anahid Investments Limited.

Ms. Justason, with the aid of a map, reviewed the proposal. Responding to a question from Dr. Gordon regarding filling in of the wet land, Ms. Justason made reference to Page 2 of the Memorandum which stated an agreement had been negotiated with the developer to develop an area of the wetlands prior to the adoption of the EP-3 policy into the Municipal Planning Strategy.

Mr. Clement asked if the Board will see the final stormwater management plan for the extension. Mr. Giles, Anahid Investments Limited, advised that at this time no one had been retained for the final design.

Mr. MacPherson also advised that a public information meeting had been held and negotiation of the terms of the development agreement will soon take place after which it will come back before the Board.

In response to a request from Ms. Manzer, the Board agreed to the concept plan with regard to stormwater management.

Ms. Manzer requested the Board be provided with the final engineering drawings as well as the erosion and sediment control measures.

After further discussion the Board thanked Mr. Giles and Ms. Justason for their presentation.

The Board requested that a site visit be arranged and Ms. Justason agreed she would set up a time with a representative of Anahid Investments Limited, the Board Members and staff prior to the item coming back to the Board.

Later in the meeting Ms. Manzer advised she will e-mail the Board with possible dates for a site visit.

5.3 Case 00525 - Application by Lake Loon Developments Limited to Amend the Municipal Planning Strategies for Cole Harbour/Westphal and Dartmouth

- A report submitted to the Harbour East Community Council Meeting of April 1, 2004, dated February 6, 2004, was before the Board for consideration.

Mr. John MacPherson, Planner, advised the Board that Lake Loon Developments Limited had made an application for a planning strategy amendment. With the aid of a map, Mr. MacPherson reviewed the area in question.

Mr. MacPherson advised that the current plan amendment between Dartmouth and Cole Harbour does not follow the Forest Hills Connector. The applicant requests that the said lands be removed from the Dartmouth plan area and added to the Cole Harbour/Westphal plan area so that they can be subject to less restrictive land use policies and zoning regulations applicable to the Cole Harbour/Westphal plan area. Mr. MacPherson advised that Planning & Development Services broadened the scope and reviewed the current Plan Area Boundary in context of the Forest Hills Connector, which is a permanent, man-made divider between the communities.

Mr. MacPherson made reference to the second request of Lake Loon Developments Limited which was to extend the Water Service District boundary. He noted both requests went to Regional Council and Regional Council initiated the process for staff to review further. Mr. MacPherson advised that the Planning Advisory Committee held a public meeting and staff have yet to make a decision on what approach to take.

From the perspective of Planning and Development Services, there is merit to considering a plan area boundary change in this area. All of the lands situated between Loon Lake and Forest Hills Connector are physically severed from the remainder of the Dartmouth plan area by the highway which was constructed well after the Dartmouth MPS was adopted. Municipal amalgamation in 1996 effectively removed any political boundary between Dartmouth and the former County. This situation is applicable to additional properties in the immediate vicinity of the applicant's lands and the Forest Hills connector. This provides an opportunity to recognize that the Forest Hills connector physically separates the communities of Dartmouth and Westphal; and identify the Forest Hills connector as a boundary between plan areas to promote greater consistency of development opportunities between the subject properties and their immediate abutting communities.

Mr. Archie Hattie, Lake Loon Developments Limited, addressed the Board and briefly reviewed the draft concept plan. He responded to a number of questions from the Board.

Responding to a concern identified by Mr. Connor regarding crossing over Barry's Run and the Department of Transportation and Public Works' interchange crossing over Barry's Run, Mr. Hattie indicated the necessary permits will have to be obtained from the Department of

Environment and Labour and it will be brought before the Board once the design has been drafted.

In response to a question from Ms. Manzer, Mr. MacPherson stated the item was brought before the Board for information purposes and discussion as staff was to prepare a report for the Planning Advisory Committee and for Council.

Ms. Manzer thanked Mr. MacPherson and Mr. Hattie for their presentation.

5.2 Case 00584 - Stormwater Management Plan - Parcels B & C, Woodland Avenue and Block X, South Ridge Circle Development Proposal

- The Stormwater Management Plan dated December 2003 relating to this development was circulated to the Board at the April meeting.

Mr. Peter Connor declared a Conflict of Interest noting that he was consulting on the Development.

Mr. MacPherson referenced the April meeting of the Dartmouth Lakes Advisory Board where a presentation was made by Mr. Jack Henman, of CBCL Limited on the concept plan for Woodland Avenue/Lancaster Drive Development. Mr. MacPherson introduced Mr. Walter Tucker, of ARW Development Limited.

Utilizing maps, Mr. MacPherson reviewed the concept plan for stormwater management for the proposal that was submitted at the April meeting.

Mr. MacPherson noted that Community Council established the Woodland Public Participation Committee (WPPC) to work on a concept plan for a development agreement. Mr. MacPherson indicated that the WPPC had completed their mandate and a report with recommendations will go to Harbour East Community Council. He further advised that the report will then go to Regional Council and then on to a public information meeting within the community. Mr. MacPherson advised that once this process was complete the development agreement negotiations will begin. At this point Mr. MacPherson advised that staff is looking for direction from the Board on the stormwater management issues.

Dr. Beazley arrived at the meeting at 7:02 p.m.

Discussion took place on this item and the following concerns were raised:

- retention of the big tree
- retention of overflow in current pond
- end of pipe issues

The Board requested that staff provide information on what amount of water was expected in the current pond. Mr. MacPherson advised that staff will provide further information that will address the piping of the storm system.

Mr. MacPherson noted Development and Engineering staff are following up on concerns of the April meeting regarding the discharge into MicMac Lake, the velocity and condition at the point of discharge into the lake, and whether the discharge is owned by HRM. He also noted that staff are asking questions as to what participation the municipality will have if the discharge area is owned by HRM and what part HRM will play in terms of operating and improvements at the point of discharge to assist in the protection of the lake.

4.4 Regional Planning Update (Dr. Millward)

As Ms. Susan Corser was not present, Dr. Millward gave a brief update on Regional Planning and indicated that the interim growth controls had been approved. He noted that the Open Houses have concluded and a considerable amount of public input has been received on what centres were appropriate for the development areas. Dr. Millward advised that staff are now refining the alternatives and will forward the alternatives with recommendations to Council by the end of August or early September.

Mr. Clement left the meeting at 7:20 pm.

6. CHAIRMAN'S REPORT - None

7. STAFF UPDATE

7.1 Receiving Water Baseline Sampling Program

- An e-mail from Alexa Karlicki, Environmental Management Services, with an attached report titled "Receiving Water Baseline Sampling Program Results" was before the Board for consideration.

Ms. Christine Hoehne made reference to the report, particularly Lake MicMac, and asked where the fecal coliform readings were taken.

During discussion Dr. Millward asked that a request be sent to Mr. Ian Guppy, Design Engineer, Public Works and Transportation, to provide information on what is being done to address the overflow conditions at the pumping stations. Ms. Manzer also asked that Mr. Guppy provide an update on whether the pumping station at Red Bridge Pond is being upgraded or replaced.

Ms. Manzer will call Ms. Alexa Karlicki and arrange a time for her to address the Board on the sampling program.

7.2 Portland Hills - Erosion and Sediment Control

Dr. Hugh Millward asked whether approval was given on erosion and sedimentation control for Portland Hills and if this was the case, why were they not followed. Mr. MacPherson advised that staff is reviewing this matter and indicated that he will follow up with Ms. Kenda MacKenzie, Development Engineer, for an update.

Dr. Millward noted the next phase had started and the lots were being pre-cleared. He requested information on whether this was included in the development agreement. Dr. Millward also advised that once again there is a large amount of exposed earth in the new area. He noted that information on this new phase had not come before the Board prior to commencement.

Mr. MacPherson will ask Ms. MacKenzie to attend a meeting to address the Board as to her role and how these decisions are made.

7.3 Portland Hills West - Sediment Control

Dr. Millward expressed concern that the sediment control plan for the second of the two large apartment buildings in Portland Estates West had not come before the Board. Mr. MacPherson indicated he would contact staff and inform them that when the permit application was received, along with the guidelines that would have been accepted by Development Services, it had not been presented to the Board.

7.4 Save Our Lakes Coalition

- Letter dated April 26th, 2004 from "Save Our Lakes Coalition" regarding Implementation of a Secondary MPS - Dartmouth Lakes, was presented to the Board for information.

Mr. MacPerson made reference to the above letter and advised that this was a request for the Municipal Planning Strategy to adopt secondary planning relative to protection of the lakes from high density development. Mr. MacPherson advised that staff are considering this request and will forward a report to the Harbour East Community Council, then Regional Council. He also indicated that following additional research, this matter will be brought back to the Board for review.

8. ADDED ITEMS

8.1 Memos re: Lock 1 Sediments - Mr. Peter Connor

Mr. Connor made reference to the memo from Mr. Brad Anguish, Director, Environmental Management Services dated June 9, 2004 regarding the testing of sediments in Lock 1. He asked if it would be possible for the Board to be provided with a copy of the final report.

9. DATE OF NEXT MEETING

It was decided that the Board would meet over the summer at the discretion of the Chair or in the event that something urgent arises. The next meeting will be scheduled for the last Wednesday in September.

10. ADJOURNMENT

There being no further business, the meeting adjourned.

Millie Hull
Legislative Assistant