

# HALIFAX REGIONAL MUNICIPALITY

---

## DARTMOUTH LAKES ADVISORY BOARD MINUTES JUNE 29, 2005

PRESENT: Ms. Audrey Manzer, Chair  
Ms. Catherine Lunn  
Councillor Gloria McCluskey  
Dr. Don Gordon  
Mr. Peter Connor  
Dr. Mark Trevorrow  
Dr. Hugh Millward  
Dr. Ron Beazley  
Dr. Klaus Hellenbrand  
Mr. Pierre Clement  
Ms. Christine Hoehne

REGRETS: Ms. Stephanie Bird

STAFF: Mr. John MacPherson, Planner  
Ms. Hanita Koblens, Planner  
Ms. Sherrill Murphy, Legislative Assistant

## TABLE OF CONTENTS

1.	CALL TO ORDER .....	3
2.	APPROVAL OF MINUTES .....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS .....	3
4.	BUSINESS ARISING OUT OF THE MINUTES .....	3
4.1	Status Update - Concept Subdivision Application, Eileen Stubbs Avenue (adjacent Frenchman's Brook) .....	3
5.	NEW BUSINESS .....	4
5.1	Russell Lake West Phase I - Buffer Zone Management Plan .....	4
5.2	Case 00728 - Application by Dexel Development - Horizon Court, Dartmouth	5
6.	CHAIRMAN'S REPORT .....	6
7.	STAFF UPDATE .....	6
8.	ADDED ITEMS .....	6
8.1	Status Update - Countryview Project (Dartmouth Crossing) - Erosion and Sediment Control Plan .....	6
8.2	Bell Lake Clearing .....	8
9.	DATE OF NEXT MEETING .....	8
10.	ADJOURNMENT .....	8

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

Note was made of the following typographical errors on Page 4 of the April 27, 2005 minutes:

“rd” in the first line should be “Board”

“be” to be inserted between will and amended in the sixth line

Under item 4.2, Mr. Ian Guppy is a Senior Environmental Engineer with the “Eastern” Region.

**MOVED by Dr. Gordon, seconded by Mr. Millward that the minutes of the April 27, 2005 meeting of the Dartmouth Lakes Advisory Board, 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 Status Update - Countryview Project (Dartmouth Crossing) - Erosion and Sediment Control Plan

8.2 Bell Lake Clearing

**Information items:**

3. Results - Receiving Water Baseline Sampling Program - April 2005

4. Correspondence - Glenna Casavechia, May 25, 2005 re Soil Erosion - Morris and Bissett Lakes

**MOVED by Councillor McCluskey, seconded by Dr. Gordon that the agenda, as amended, be approved. MOTION PUT AND PASSED.**

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

**4.1 Status Update - Concept Subdivision Application, Eileen Stubbs Avenue (adjacent Frenchman's Brook)**

- A memorandum dated June 21, 2005 from John MacPherson was before the Board.

Mr. MacPherson advised that the application has been withdrawn and that at this time there is no pending application for a Development Permit.

**5. NEW BUSINESS**

**5.1 Russell Lake West Phase I - Buffer Zone Management Plan**

- A memorandum dated June 21, 2005 from John MacPherson including a Buffer Zone Management Plan for the recently approved Development Agreement for Russell Lake West was before the Board.

Mike Hanusiak, Senior Vice President, Clayton Developments, addressed the Board introducing members of his team present including Andrew Connors and Stan Kochanoff. Mr. Hanusiak briefly presented the Buffer Zone Management Plan for Russell Lake West Phase 1 as attached to the June 21, 2005 memorandum from John MacPherson.

Key highlights of the plan include:

- a 100 foot non disturbance area
- within the first phase of the development there will be no grade alteration
- the intention is to cut only Juan damaged trees and other environmentally damaged trees

In response to a question from Councillor McCluskey as to what provision has been made for boathouses, Mr. Hanusiak noted that within the buffer only a 10 X 10 platform would be permitted. These structures must be located 10 metres from the lake. In addition, only a four foot pathway to the lake is permitted and that this pathway must be constructed of indigenous materials with a minimal amount of tree cutting.

Mr. Hanusiak clarified that Clayton Developments will be removing Juan damaged trees and that under the Development Agreement there are very strict guidelines for cutting of trees including fines. Homeowners will be provided a copy of the Development Agreement.

Mr. Millward confirmed that enforcement was complaint driven with Mr. Hanusiak noting that a full time member of Clayton's staff oversees the protective covenants in addition to the requirement for a plot plan and site plan certification. He further indicated that HRM staff are certainly permitted to monitor the development. Later in the meeting Mr. Hanusiak explained

that the Development Agreement is enforced by HRM while, as previously noted, enforcement of the protective covenants is Clayton Development's responsibility.

Mr. MacPherson indicated that the Development Officer is seeking a recommendation from the Board regarding the Buffer Zone Management Plan before this development proceeds.

Mr. Kochanoff noted that this is the first time he has observed such strict requirements to protect trees.

Following a further discussion during which the Board requested an update on the Tree Preservation By-Law, it was **MOVED by Dr. Gordon, seconded by Mr. Clement that the Buffer Zone Management Plan for Russell Lake West, Phase I, be recommended to the Development Officer. MOTION PUT AND PASSED UNANIMOUSLY.**

Clayton Developments is to provide a copy of the water monitoring results to the Board.

## **5.2 Case 00728 - Application by Dixel Development - Horizon Court, Dartmouth**

- A memorandum dated June 21, 2005 from John MacPherson was before the Board.

Hanita Koblens, Planner, briefly introduced the application by Dixel Development for a Development Agreement to construct multiple unit dwellings on Horizon Court in Dartmouth. Ms. Koblens noted that this is the site of the former MT&T property on Woodland Avenue.

Mr. Louis Lawen, Dixel Development, addressed the Board providing some more detailed information regarding the development. Key highlights of the presentation included:

- the building was removed approximately two months ago
- the proposal is for a mixed use commercial/residential development
- includes two concrete structures of seven (7) stories
- 84 residential units and commercial on the ground floor
- a connector building will provide a common access
- approximately 188 underground parking and 120 surface parking spots
- there is a buffer zone (required by the Department of Transportation) of 30 metres along Woodland Avenue on which Dixel cannot construct anything required by HRM (i.e. parking lot)

Chris Boudreau, Civil Engineer, Terrain Group, utilizing drawings, briefly reviewed the water, sewage and stormwater access to the site. Mr. Boudreau went on to review the Stormwater Management and Erosion and Sedimentation features of the proposal including:

- parking lot storage/retention area out near the highway
- description of stormwater overflow ending at Lake Banook

Dr. Ron Beazley joined the meeting at 6:14 p.m.

In response to the Chair, Ms. Koblens advised that the Development Agreement is now being negotiated and suggestions from the Board would be welcome.

Preliminary erosion and sediment control features include:

- silt fence installed on perimeter with low spots reinforced with rock
- silt fence also along the highway
- gravel working path around the building

Following discussion and questions the Board made the following suggestions for improved stormwater management:

- any features which could be included in the design to hold back stormwater runoff would be beneficial
- recommended that Dexel review the stormwater management strategy implemented by Kent during construction of their facility
- given the amount of impervious surfaces, efforts should be made to improve landscaping and green areas (i.e. green roof)

The Chair thanked Mr. Lawen and Mr. Boudreau for their presentation.

6. **CHAIRMAN'S REPORT** - None

7. **STAFF UPDATE** - None

8. **ADDED ITEMS**

8.1 **Status Update - Countryview Project (Dartmouth Crossing) - Erosion and Sediment Control Plan**

- A presentation entitled Dartmouth Crossing Limited (former Countryview Lands), Erosion & Sedimentation Control, Spring 2005, was distributed to members of the Committee.

Ms. Margot Young, EDM, provided a brief background to the project noting that this project is moving forward on two fronts including an erosion and sediment control plan relating to

reclamation of the quarry, under the jurisdiction of the Province and an as of right development under HRM's jurisdiction.

Ms. Young referred to correspondence from the Department of Environment and Labour which requests that EDM present the Erosion and Sediment Control Plan to the Board and indicated she would provide a copy to the Board.

Mr. Brian White, Environment Planner, briefly presented the Erosion and Sediment Plan for the project noting the unfortunate event with erosion in May. He went on to refer to the three watersheds on the property being Grassy Brook, Frenchmen's Brook and the site drainage area.

Referring to pre Dartmouth Crossing Limited conditions, Mr. White advised that during a rain event in November 2004 105.8 tonnes of sediment were released to Lake Micmac. Present conditions include a rain event in May 2005 which released 8.9 tonnes of sediment to Lake Mic Mac.

Ms. Young indicated that staff of EDM was on site during the November event and did call the Department of Environment and Labour. She noted that this was just prior to EDM assuming ownership of the property. Ms. Young indicated that when the May rain event occurred, two of the three watersheds, Grassy Brook and Frenchmen's Brook, had been cleaned. The third one, the site drainage area, had not.

Mr. White responded to a question from Councillor McCluskey as to why there was an appearance of more sedimentation in Lake Micmac during the May rain event. He noted that the sediment had a high concentration of clay and therefore remained suspended in the water for a longer period of time. In addition, during May there was a high frequency of 100 year rain events. Mr. White commented that as per the Department of Environment the sediment release in May did not significantly threaten fish or fish habitat.

Ms. Julana Brown then briefly reviewed the features of the site orienting the Board using a map. Key highlights included:

- a review of a coloured map illustrating undisturbed, impervious, building, buffer, and green areas
- there are five areas in which soil is being removed (hydrocarbons)
- pipes have been found for which there are no records and they are being cleaned as they are found
- a review of the flow of water on the site
- interceptor trenches are being installed to catch clean water and this water is being directed back to the brook
- ponds are being developed to retain dirty or silt laden water (clay)

- water is being treated and re-circulated through the vegetated area and will not be released until it is clean
- approximately 15 temporary ponds have been constructed and two silt booms installed in Lake Micmac
- a contingency plan is in place for rain events

Mr. White briefly updated the Board on the stream restoration and fish habitat as contained in the presentation. Mr. White responded to questions from members of the Board.

With regard to re-connection of Frenchman`s Brook and Frenchman`s Lake, Mr. Clement indicated that he believed there has to be a way to re-connect the two. Noting that no practical way has been determined to achieve this , Ms. Young welcomed any suggestions members of the Board might have in this regard.

Following a discussion, the Board recommended that where feasible the structures under the highway be re-built to improve fish passage.

Ms. Young then briefly reviewed the stormwater management plan and responded to questions from members of the Board.

The Board agreed to participate in a site visit on Tuesday, July 12, 2005 beginning at 4:00 p.m. EDM will provide safety hats and vests. Members are required to provide CSA approved safety boots and shoes.

## **8.2 Bell Lake Clearing**

Mr. MacPherson advised that HRM is proceeding with legal action regarding this matter. Mr. MacPherson is to seek an update on the status of this action and report back to the Board..

An electronic copy of the Powerpoint presentation given by John Sheppard relative to Stormwater Management is to be forwarded to Pierre Clement.

**9. DATE OF NEXT MEETING** - September 28, 2005

**10. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:50 p.m.

Sherrill Murphy  
Legislative Assistant



The following information items were distributed to members of the Board:

**INFORMATION ITEMS:**

1. Correspondence from John Sheppard, Manager, Environmental Engineering Services, May 24, 2005 re Direction of Outflow from Penhorn Lake
2. Correspondence from S. Mandaville, May 30, 2005 re Establishment of Lakes Authority
3. Results - Receiving Water Baseline Sampling Program - April 2005
4. Correspondence - Glenna Casavechia, May 25, 2005 re Soil Erosion - Morris and Bissett Lakes