

**DARTMOUTH LAKES ADVISORY BOARD
MINUTES**

November 28, 2007

PRESENT: Ms. Audrey Manzer, Chair
Ms. Catherine Lunn, Vice - Chair
Mr. Peter Connor
Dr. Mark Trevorrow
Mr. Pierre Clement
Mr. Mark McLean
Dr. Klaus Hellenbrand
Councillor Gloria McCluskey
Ms. Christine Hoehne
Dr. Hugh Millward

REGRETS: Dr. Ron Beazley
Ms. Stephanie Bird

STAFF: Ms. Cathy Spencer, Development Officer
Ms. Shawnee Gregory, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 5:23 p.m. in the Findlay Centre Boardroom, 26 Elliot Street, Dartmouth.

2. APPROVAL OF MINUTES

MOVED BY Dr. Hugh Millward , seconded by Ms. Christina Hoehne that the minutes of June 27, 2007, be approved. MOTION PUT AND PASSED.

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

Additions:

7.1 Russell Lake update - Cathy Spencer

MOVED BY Councillor McCluskey , seconded by Ms. Catherine Lunn that the agenda, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Update: Ms. Jillanna Brown, EDM Consultants, re: Dartmouth Crossing Development

A copy of the PowerPoint presentation was before the Board.

Ms. Jillanna Brown, EDM Consultant, provided the presentation on the Dartmouth Crossing Development. Highlights of her presentation as well as comments and concerns from the Board were as follows:

- C EDM is doing a lot of the coordination for Dartmouth Crossing;
- C The landscaping below Commodore Drive and in pad two (2) is basically complete;
- C A one hundred (100) foot wide buffer zone was kept alongside Grassy Brook;
- C The new grocery store area has been bermed and that is why it is so watery. Rock is being put down on top to winterize it and the pond alongside it may be closed off so it won't run in. The pond has two (2) or three (3) metres of capacity;
- C EDM is looking into beautifying the bermed area. Steep slopes are needed so as not to disturb the pond. Long term, the developers are looking to carve out pockets in the slope to put in a section of dirt and vegetation.
- C EDM is currently working with HRM to see where the lands actually intersect;

- C HRM is looking into a pedestrian crossing with Hoop Realty;
- C Phase two (2) has not been built yet, however, it will be used primarily for office space. A hotel, some retail space and a subdivision are also possibilities;
- C The trout in Frenchman's Brook will not be disturbed by development;
- C Parking lot runoff water will never be directly discharged into a surface; a holding pond will be used. The pond also helps the water temperature to cool before it goes into the lake;
- C The Board advised Ms. Brown that Frenchman's Brook is small and vulnerable and that EDM be cautious. Salt levels can go up very quickly in the winter time and this will effect the trout;
- C Roof water from the heart of Dartmouth Crossing goes into Grassy Brook. It is filtered before it hits the brook by a natural filter;
- C Walmart's roof water feeds into Frenchman's Brook. The roof was painted white to lessen the temperature and screen filters were also installed. There are no materials, including tar, on the roof. This is being used as a test case across North America;
- C The Board would like to see Walmart get positive publicity for what they have done with their roof;
- C Canadian Tire was not interested in having this roof water system installed. They built it under the municipal systems;
- C There is, essentially, no extra cost to use the Walmart roof water system as opposed to the Municipality's standard system;
- C All the storm water goes through stormceptors. This is in the contract and there is a maintenance agreement to have them looked at, approximately, twice a year. The Board was interested in seeing that part of the agreement;
- C EDM has agreed to send in a weekly report to the Department of Environment. They will also continue to report to the DLAB;
- C Directives are now that two (2) people monitor construction all day;
- C EDM will be beginning the construction of parkland which will be turned over to HRM. The trails will connect to the Shubie parking lot;
- C Augusta Bridge will be open before Christmas. It will be both vehicular and pedestrian;
- C EDM is looking at creating another spawning pool in the Grassy Brook;
- C The Board was pleased that a consultant would come with drawings in the sketch stage. The Board would like to encourage more presenters to come at an early stage.

The Chair thanked Ms. Brown for her presentation.

4.2 Update: Ms. Cathy Spencer, Development Officer, re: Service Stations

Ms. Cathy Spencer, Development Officer, informed the Board that a permit was issued to demolish the old Ultramar Station on Prince Albert Road and that equipment was on site as of November 27th, 2007. Ms. Spencer has not yet been informed as to what will be built on the

property after demolition. The front part of the property is owned by Ultramar and the back is owned by a resident.

The Board raised concerns as to the safety of the subfill on the site. Subfill contamination would come under provincial jurisdiction. The Board would like HRM to be more involved with this issue. When a demolition is required; HRM should forward information to the province.

Mr. McLean is going to look into this issue and inform the Chair as to what action the Board can take.

Mr. Clement would like to have a line of communication between the Board and the province with respect to service stations where they effect a watershed.

4.3 Update: Ms. Anne Muecke, Consultant, re: United Gulf Development on Lake Banook (former Y property)

The Chair informed the Board that Ms. Muecke was unable to attend the meeting but that she will come at a later time.

5. CONSIDERATION OF DEFERRED BUSINESS - NONE

6. REPORTS

6.1 Chairman's Report (oral)

The Chair has nothing to report at this time.

6.2 Staff Update (oral)

Staff had nothing to report at this time.

7. ADDED ITEMS

7.1 Russell Lake Update

Ms. Spencer informed the Board that Sean Audas, Development Officer, had met with residents earlier that day as there had been some trees cut down on the Freshwater Trail. A stop work order was issued immediately. A professional is being hired to do the reinstatement plan which will be presented to the Dartmouth Lakes Advisory Board at their January, 2008, meeting.

Concerns were raised over the high levels of phosphorus and e coli in Russell Lake.

The Board would like some feedback from staff regarding whether or not the municipality has a program in place for monitoring lakes.

Mr. McLean would like to have Ned King, Natural Resource Canada, give a presentation regarding Lake Banook at the next meeting.

8. DATE OF NEXT MEETING

The next meeting was scheduled for Wednesday, January 30, 2008.

9. ADJOURNMENT

The meeting was adjourned at 7:31 p.m.

Shawnee Gregory
Legislative Assistant

The following item was added as information:

1. Notes from the October 24, 2007, Dartmouth Lakes Advisory Board meeting