

**DARTMOUTH LAKES ADVISORY BOARD  
SPECIAL MEETING MINUTES**

**August 18, 2008**

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

REGRETS: Dr. Ron Beazley  
Ms. Stephanie Bird  
Dr. Mark Trevorrow  
Mr. Pierre Clement

STAFF: Ms. Jennifer Chapman, Planner  
Ms. Cathy Spencer, Development Officer  
Ms. Chris Newson, Legislative Assistant

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**1. CALL TO ORDER**

Ms. Audrey Manzer, Chair, called the meeting to order at 5:17 p.m. in the Maxine Tynes Room, 2<sup>nd</sup> Floor Dartmouth Library, Alderney Drive, Dartmouth.

**2. APPROVAL OF MINUTES - June 25, 2008**

**MOVED BY Dr. Hugh Millward, seconded by Mr. Mark McLean, that the minutes of June 25, 2008, as presented, be approved. MOTION PUT AND PASSED.**

**3. REPORTS**

**3.1 Application by Terrain Group, on behalf of O'Regan's Properties Ltd. To Amend an Existing Development Agreement for Lands Located at 60 Baker Drive, Dartmouth (PID#41068628), to Include New Lands Currently Located on a Portion of 20 Baker Drive (PID#40740631), Dartmouth.**

C A letter dated August 12, 2008 from Ms. Jennifer Chapman, HRM Planner, was before the Board.

C A map of the area including the proposed culvert crossing was before the Board.

C A letter dated June 13, 2008 from Mr. Mark Bochmann, Jacques Whitford Limited was before the Board.

Ms. Jennifer Chapman, Planner 1, Eastern Region, presented the information. She then introduced Mr. Denis Rushton of Jacques Whitford Limited, Mr. Nathan Rogers and Mr. Kevin Brooks of Terrain Group Inc. and Mr. Bryce Fisher, Engineering Consultant for O'Regans Properties Limited, who were in attendance to respond to any questions of the Board.

Ms. Catherine Lunn entered the meeting at 5:19 p.m.

Ms. Chapman advised that the Nova Scotia Department of Environment (NSE) does not consider the stream to be a watercourse.

Mr. Rogers, Terrain Group Inc., speaking on behalf of their client O'Regans Properties Limited, explained that the lands in the buffer area would not be disturbed (excavated) until the culvert was installed. The water would be pumped around the site and a wetland filter bag or settling pond would be used. The stream would be reinstated and armored on approaches (inlet and outlet). If desired, existing vegetation could be saved and replaced, including sodding, so that there would be no bare soil areas open for any length of time.

In response to comments/concerns expressed by members of the Dartmouth Lakes Advisory Board, Terrain Group Representatives and Mr. Fisher, provided the following information:

- C The water crossing Highway 111 was in no way connected to the stormwater pond or other stormwater pond at the far east near the open ditch by Baker Drive.
- C There is a french drain system from the stormwater pond (a trickle flow). Only the area near the (vehicular) access will be placed underground, the remainder of the stream will remain open.
- C the surface of the parking lot area is currently drained into the buffer.
- C the drainage easement is all underground.

In response to Dr. Millward, Ms. Chapman confirmed that since HRM considers this stream a watercourse for the purpose of this development, and; that under the Regional Plan there is to be a 20 m buffer around watercourses, this site will be grandfathered.

- C the parking lot is intended to remain gravel and is currently used as a parking lot for the car dealership's overflow storage.

Dr. Millward suggested that new vegetation be placed immediately adjacent to the open ditch up to 5 m back.

Mr. McLean and Mr. Connor commented that depending on future use and the possibility of oil in the area, consideration should be given to whether or not the area should be a hard surface with curbing and an oily water catch basin to deal with any runoff and a stormwater pond to cleanse the water prior to it entering Russell Lake. Mr. Connor further commented that covering a portion of the stream would be heading in the opposite direction from daylighting streams.

Mr. Bryce Fisher, Engineering Consultant for O'Regans Properties Limited, responded to Ms. Manzer that there were no plans to pave the 77,000 square feet of land in question. The site is a small portion of a gravel parking area behind the Saturn and Forbes dealerships. The intent is to carry on the current use of the land as car storage with the only change being the construction of a vehicular access (driveway) to join the two O'Regans properties. He further confirmed that the additional land would be included under the existing Development Agreement and subject to all the restrictive measures.

Ms. Manzer commented that the information presented to the Dartmouth Lakes Advisory Board was comprehensive and well laid out.

In response to Mr. Connor, Mr. Fisher explained that the drainage runs toward Russell Lake and due to the elevations it would be prohibitive to direct it into the retention pond.

Mr. Fisher responded to Dr. Millward that 5 m of vegetation along the open ditch would not be a major impediment. He also advised that only a small portion was on the O'Regans property with the remainder owned by Forbes.

**MOVED BY Dr. Hugh Millward, seconded by Mr. Peter Connor that the Dartmouth Lakes Advisory Board recommend that the Harbour East Community Council recommend that:**

- 1. the site remain gravel and not be paved;**
- 2. a 5 m buffer zone of vegetation be placed along the open ditch;**
- 3. during any construction, mitigation measures laid out in the letter dated June 13, 2008 from Mr. Mark Bochmann, Jacques Whitford Limited, be strictly adhered to.**

**MOTION PUT AND PASSED.**

**4. DATE OF NEXT MEETING**

The next regular meeting is scheduled for Wednesday, September 24, 2008.

**5. ADJOURNMENT**

The meeting was adjourned 6:20 p.m.

Chris Newson  
Legislative Assistant