

HALIFAX REGIONAL MUNICIPALITY

DARTMOUTH LAKES ADVISORY BOARD MINUTES APRIL 28, 2004

PRESENT: Ms. Audrey Manzer, Chairman
Ms. Catherine Lunn
Dr. Ron Beazley
Dr. Klaus Hellenbrand
Mr. Pierre Clement
Ms. Christine Hoehne
Mr. Peter Connor

**ABSENT WITH
REGRETS:** Councillor Ron Cooper
Dr. Mark Trevorrow
Dr. Don Gordon
Dr. Hugh Millward
Stephanie Bird

STAFF: Mr. John MacPherson, Planner
Ms. Sherryl 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	Dartmouth Lakes Advisory Board Building Permit Review Guidelines ...	3
4.2	Receiving Water Baseline Sampling Program	3
4.3	Regional Planning Update (Dr. Millward)	3
5.	NEW BUSINESS	4
5.1	Stormwater Management Plan - Woodland Avenue/Lancaster Drive Development	4
5.2	Proposed Lotting - Halo Subdivision (As-of-Right Subdivision)	5
5.3	Development Permit Application - Lot 57 - Lakeridge Crescent	6
6.	CHAIRMAN'S REPORT	6
7.	STAFF UPDATE	6
8.	ADDED ITEMS	6
8.1	Lake Levels on Mic Mac	6
8.2	Russell Lake - Public Ownership	8
9.	DATE OF NEXT MEETING	8
10.	ADJOURNMENT	8

1. CALL TO ORDER

The meeting was called to order at 5:25 p.m.

2. APPROVAL OF MINUTES

MOVED by Dr. Hellenbrand, seconded by Dr. Beazley that the minutes of the Dartmouth Lakes Advisory Board held on March 3, 2004, as distributed, be approved.
MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

- 8.1 Lake Levels on Mic Mac Lake
- 8.2 Russell Lake - Public Ownership

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Dartmouth Lakes Advisory Board Building Permit Review Guidelines

- Dartmouth Lakes Advisory Board Building Permit Review Guidelines as revised by the Development Officer were before the Board for consideration.

Ms. Manzer suggested that the proposed guidelines needed some revision relative to readability.

Mr. Connor noted that the changes suggested by the Board did not appear to be incorporated into the version before the Board today.

Mr. Clement pointed out that the reference to a specific document in bullet 8 was limiting and suggested that it should refer to regulations rather than a specific document.

A brief discussion regarding the above point ensued and it was noted that an HRM pamphlet would be an appropriate document.

Following a further discussion, it was agreed that Ms. Manzer and Mr. Connor would review the guidelines with a view to incorporating the Board's changes.

4.2 Receiving Water Baseline Sampling Program

This matter required no action.

4.3 Regional Planning Update (Dr. Millward)

Dr. Millward was not present at the meeting to provide his usual update.

5. NEW BUSINESS

5.1 Stormwater Management Plan - Woodland Avenue/Lancaster Drive Development

- The Stormwater Management Plan for the Woodland Avenue/Lancaster Drive Development prepared for ARW Development Ltd. by CBCL Limited was before the Board for consideration.

Conflict of Interest

Mr. Peter Connor declared a Conflict of Interest noting that he was consulting on the Development. Mr. Connor indicated that he would not participate as a Board Member, nor would he participate on behalf of the Developer

John MacPherson, Planner, briefly reviewed with the Board the proposed development for Woodland Avenue/Lancaster Drive Development, including the following highlights:

- This particular area has been reviewed by the Board on a number of occasions and most recently in connection with the First Baptist Church
- Parcels B and C is made up of 15 acres and includes the remainder of Southridge Circle Development.
- ARW Development Ltd. is planning to develop Parcels B and C as a mixed residential development within the context of Municipal Planning Strategy
- The development will include approximately 164 units
- Access to the development will be from Lancaster Drive
- The single family dwelling units will be buffered from Woodland Avenue
- The multiple unit development approved within the former proposal is to be moved closer to the church
- ARW is seeking to acquire HRM land for reserve/passive recreation
- Overall, the development is becoming more and more 'green' - Heritage Gas servicing and underground wiring
- The existing drainage system ends with holding area for water. This management plan provides an opportunity to address concerns around open water and more active recreation

In conclusion, Mr. MacPherson indicated that the matter was before the Board to receive a presentation and put forward any questions. The Board would have an opportunity to review the draft development agreement at a later date.

Jack Henman, on behalf of ARW Development Ltd., summarized for the Board the existing drainage of the surrounding area. He noted that the culvert (600 mm) at the Highway 111 off

ramp and Woodland Avenue has been identified as being inadequate. Mr. Henman advised that this stormwater management plan seeks to resolve issues of flooding in 1 in 100 year storm conditions.

Mr. Alex Wilson, on behalf of ARW Development Ltd., addressed the Board outlining options to resolve the flooding. During his presentation Mr. Wilson made the following points:

Option 1 - Reduce Flooding

- The culverts in the present system be upgraded
- Culverts along the drainage path would have to be 1800mm
- If culverts not changed and the development goes ahead the impact on flows would be minimal
- However, changing the culverts would increase the flows dramatically in a 1 in 100 storm with a risk of increased erosion and damage to the lakes downstream

Option 2 - Reduce Flooding

- Utilize the existing storage and introduce new storage
- Existing site is a standing pool of water, the second proposed site is a culvert within the right of way of the Circumferential Highway
- Flooding would be substantially reduced with a combination of culvert upgrades (three existing) and using storage potential
- The intent is to reduce the water in the existing storage and move it to the new storage area
- An increased flow will also result with this option, but the flow will be manageable with less risk of harm to the lakes.

Mr. Clement expressed concern regarding the area on the opposite side of the Circumferential Highway noting that he could foresee problems with erosion if the drainage from the development is too fast. Responding to a comment from Mr. MacPherson that the property may be part of Shubie Park, Mr. Clement suggested if that were the case, HRM could develop berms and other controls to protect the lake.

Mr. Wilson responded to a number of questions from members. Concern was expressed that trees be retained. Note was also made that during the discussions on the First Baptist Church, mention had been made of the importance of retaining the existing birch grove. The Chair thanked Mr. Henman and Mr. Wilson for their presentation.

5.2 Proposed Lotting - Halo Subdivision (As-of-Right Subdivision)

- A concept plan for the Halo Subdivision Proposed Lotting was before the Board for consideration.

Mr. MacPherson addressed the matter briefly describing the area of the Halo Subdivision as being across Cole Harbour Road from Bissett Lake and adjacent to Cherry Brook which runs

into Bissett Lake. He went on to note that this is an as of right subdivision involving 75 serviced lots and represents an extension of the existing development

A brief discussion ensued with Mr. Clement noting that Cherry Brook has been problematic in the past. He further noted that the concrete wall further down from this proposal has also created problems. Given that this development could have an impact on the receiving waters of Lake Bissett, the Board must be alert to the potential for problems.

The Board concurred that they would expect to see the drainage plans for this development. The Chair requested that in future when projects of this nature come before the Board they include contextual information in terms of other developments, as well as, background to the development.

5.3 Development Permit Application - Lot 57 - Lakeridge Crescent

- A lot grading plan showing the proposed dwelling location, Lot 57, Colby South, Phase 1B was before the Board for consideration.

Mr. MacPherson advised that Lot 57, Lakeridge Crescent is located on the southern end of Bissett Lake. He noted that drainage from the lot would be towards the Lake.

Ms. Manzer commented that there did not appear to be a buffer zone between the lot and the lake.

Mr. MacPherson confirmed this to be the case, noting that the lot was as of right.

A brief discussion ensued with Peter Connor noting that it appears from the plan that the intent is to take all the water from the front of the house to the back of the house and, consequently, to the lake. He noted that it would be possible to run the drainage toward the street if a slight incline was created.

Following a further discussion, the Board indicated they would prefer that water run to the street and not towards the lake. During construction of a sediment bag in the catch basin on the street is desirable.

6. CHAIRMAN'S REPORT - None

7. STAFF UPDATE - None

8. ADDED ITEMS

8.1 Lake Levels on Mic Mac

- Correspondence dated April 27, 2004 from Mr. Karl Tonn, 6 Lakemist Court, was distributed to members of the Board.

The Chair welcomed Mr. Tonn and Mr. Green, another resident of Lakemist Court.

After reading Mr. Tonn's letter into the record, Ms. Manzer responded that raising the level of the Lake by 4.6 inches represented a significant volume of water. She went on to advise that there is overlapping jurisdiction. Lake Banook and Lake Mic Mac are both navigable waters over which the Coast Guard has jurisdiction and the Province licenses HRM with respect to the water levels. In conclusion, Ms. Manzer noted that the canoe clubs and other residents living on the lake may be impacted if the lake level was adjusted. She indicated that any move to increase the water in the lake would have to proceed very carefully.

Mr. MacPherson noted that the Dartmouth Lakes Advisory Board was an appropriate place for Mr. Tonn to start the process. He advised that the usual handling of such a request would be to obtain a staff report. Mr. MacPherson indicated that final approval of such a request would lie with the Harbour East Community Council.

Providing some background to the water levels in the lake, Mr. MacPherson indicated that the gate had originally been put in place to control flooding. He commented that a report from the Technical and Underground Services department of Public Works would be required to respond to what level of water the gate can accommodate. Mr. MacPherson pointed out that in addition to questions of jurisdiction, there are ecological issues in raising the level of the lake. Mr. MacPherson reiterated that the appropriate next step would be to request a staff report.

MOVED by Mr. Connor, seconded by Mr. Clement that this matter be referred to staff for a report addressing the concerns outlined.

Mr. Green commented that this request stemmed from an incident of accidental spilling last summer. He noted that the lake has never been at the level it was prior to the spilling.

Mr. Tonn pointed out that he was interested to know how the lake level was set and if the level of water in the lake was arbitrary, albeit, meeting the needs of those involved at the time.

Mr. Connor stated that the level of the lake was driven in large measure by the hurricane in 1971 during which there had been flooding. He suggested that it was reasonable to revisit the water level in the lake in light of Hurricane Juan. He further advised that the Shubenacadie Canal Commission has plans to renovate the first lock and should have an opportunity to have input to this request. Mr. Connor further indicated that HRM should make a greater effort to give lakefront property owners notice that water levels in the lake will be dropping. In conclusion, Mr. Connor noted that a review of lake levels was certainly warranted as the group of interest has increased.

Mr. Clement thanked Mr. Tonn and Mr. Green for attending the meeting today noting that the Board valued their input.

Mr. Connor further noted that the stakeholder group should include bass fishermen and those who water ski.

MOTION PUT AND PASSED UNANIMOUSLY.

8.2 Russell Lake - Public Ownership

Mr. MacPherson referred to an e-mail received from Mr. Ben Jenkins of 8 Sprucewood Crescent requesting support for the private ownership of the buffer zone on Russell Lake. He advised that the properties on Sprucewood back on the lake and the residents want to buy the buffer lands between their properties and the lake. Residents are particularly concerned that a walking trail not be established along the lake citing a steep incline to the lake and erodible soil.

Mr. MacPherson advised that his concern is that a resident could make a request to HRM to purchase the lands and be granted that request. He went on to suggest that there should be some discussion regarding the Board's position in regard to the private ownership of buffer lands.

A brief discussion ensued and it was **agreed that Ms. Manzer, with input from staff , respond to the e-mail advising that the Dartmouth Lakes Advisory Board is in favour of public ownership of buffer lands.**

Ms. Manzer referred to the new territory for which the Board now has responsibility. She suggested that the Board should undertake a tour of the lakes in this area.

A brief discussion ensued and it was agreed that Dr. Hellenbrand will provide for distribution the materials/reports which resulted from the last lakes tour. At the May 26, 2004 meeting a date and agenda will be set.

9. DATE OF NEXT MEETING - May 26,2004

10. ADJOURNMENT

There being no further business, the meeting adjourned.

Sherryl Murphy
Legislative Assistant