

DARTMOUTH LAKES ADVISORY BOARD
MINUTES

April 28, 2010

PRESENT: Mr. Peter Connor, Chair
Dr. Klaus Hellenbrand
Ms. Christina Hoehne
Dr. Mark Trevorrow
Ms. Johanna Campbell
Mr. Mark McLean
Dr. Cathy Conrad

REGRETS: Mr. Pierre Clement, Vice-Chair
Mr. Peter Crowther
Councillor Jackie Barkhouse

GUESTS: Mr. Kevin Neatt, Planner – Clayton Developments
Ms. Shannan Murphy, Stantec

STAFF: Mr. Cameron Deacoff, Environmental Performance Officer, Infrastructure
and Asset Management
Ms. Jillian MacLellan, Planner
Ms. Sharon Webber, Legislative Support

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1. CALL TO ORDER

Mr. Peter Connor, Chair, called the meeting to order at 5:21 p.m. in Room 101 of the Findlay Centre, 26 Elliot Street, Dartmouth.

2. APPROVAL OF MINUTES – March 31, 2010

The Board requested the following corrections be made to the March 31, 2010 minutes:

Corrections:

Item 5.2, page 4, paragraph 5, second sentence should read:

“Mr. Deacoff indicated that the Atlantic Canada Conservation **Data Centre** out...”

Item 5.2, page 4, paragraph 6 should read:

“Mr. Deacoff also indicated that the **Invasive** Species Alliance ...”

Item 5.2, page 4, paragraph 8 should read:

“Mr. Deacoff indicated that the **invasive** species are not necessarily nuisance species and nuisance species are not necessarily **invasive** species.”

MOVED BY Ms. Christina Hoehne, seconded by Dr. Klaus Hellenbrand that the minutes of March 31, 2010, as amended, be approved. MOTION PUT AND PASSED.

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

Move: Item 7.2.1 to be dealt with immediately following Item 3.

Additions: 8.1 Options for Water Resources Management Strategy
For Nova Scotia – *Mr. Pierre Clement*
8.2 The Living By Water Project – *Mr. Mark McLean*

MOVED BY Mr. Mark McLean, seconded by Dr. Cathy Conrad that the agenda, as amended, be approved. MOTION PUT AND PASSED.

The board agreed to deal with Item 7.2.1 at this time.

7.2.1 Case 15787 – Application by Clayton Developments Ltd. To Amend the MPS and Russell Lake West Developments Agreement

Ms. Jillian MacLellan, HRM Planner gave a presentation on the Application. She advised the Board that on a go forward basis Mr. Joseph Driscoll will be handing all matters regarding this application.

The application from Clayton Developments would like to amend the Municipal Planning Strategy (MPS) for Dartmouth and the existing development agreement for Russell Lake West (Case #00731) to enable changes in the dwelling types and street layout of Blocks J, F, H and G. HRM Staff is requesting that the DLAB review this application and pursuant to the Board's terms of reference, provide the Board's input with respect to the potential impact of this development on Russell Lake, other watercourses on the property and downstream watercourses.

The existing development agreement for Russell Lake West was approved by Harbour East Community Council on April 5, 2005. The following are the existing specifications for the proposed areas:

- C Block J – to be developed as 22 townhouse units;
- C Block F – to be developed as 2 multiple unit apartment buildings totaling 128 units;
- C Block H – to be developed as 36 townhouse units;
- C Block G – was not included within the existing development agreement as the site was reserved as a school site.

Proposal: before certain aspects of the existing development agreement can be amended, amendments to the Dartmouth MPS are required which include:

- C Allowing multiple unit apartment buildings on Block H, which fronts on Basswood Run (Policy ML-18(f)); and
- C Allowing a density exceeding 15 units per acre on Block G (Policy ML-18(j)).

The amendments to the existing development agreement include:

- C Combine Block J and F to accommodate 30 single unit dwellings.
- C Develop Block H as two multiple unit apartment buildings totaling 132 units; this is intended to replace the multiple unit buildings that can no longer be developed on Block F;
- C The inclusion of Block G to the existing development agreement to be developed for two multiple unit apartment buildings totaling 160 units at a density of approximately 16 units per acre;
- C An increase in the overall residential density from 6.8 units per acre to 7.3 units per acre. The majority of the increase in density is contributed to the inclusion of Block G as a residential property.
- C An increase in HRM parkland located to the west of the subject area to be used as buffer for properties located on Blocks J and F. Frontage along the Basswood Run for trail located along the brook running between Blocks H and G will also be increased to accommodate parking to access the trail and the neighborhood park to the rear of Block H. Originally, it was anticipated that the parking area for the school could also be used by park users.

Ms. McLellan advised the Board that a buffer zone measuring a minimum distance of 100 feet from the shoreline of Russell Lake still exists in the new proposal. She also

indicated that all wetlands and watercourses shall be protected with a buffer strip of at least 25 feet in width for areas less than 0.5 acres and 50 feet for areas over 0.5 acres.

Mr. Kevin Neatt, Planner-Clayton Developments addressed the Board. He indicated that both plans include 272 acres. He explained that the reasons for these changes were two fold. The first reason is that the proposed closing of Shearwater is not going to happen. The second reason is that the proposed school site is not required. He indicated that while Clayton Developments were planning the new proposal they were very mindful of Russell Lake and the current watercourses and they wanted to keep as much green space as possible.

Dr. Mark Trevorrow inquired if the height of some of the dwellings were restricted due to Shearwater's flight path. Mr. Neatt indicated that that was definitely a factor when the redesign was taking place.

Mr. Connor asked what type of culvert would be used in Block G. Mr. Neatt indicated that he could not answer this question as it would be up to HRM to make that decision. A debate then ensued on this matter between Members.

Mr. Connor inquired if the water flows were monitored pre and post construction. Mr. Neatt indicated that yes they will continue to monitor these flows.

Mr. Connor then recommended that he would like to walk this site to get a better understanding of the "lay of the land". Several members agreed with this proposal. Mr. Connor asked Ms. MacLellan when DLAB's response was required for Council. She indicated that HRM Planning would be making the recommendation to Council in June or July and would include DLAB's recommendation at that time. Planning would like to have DLAB's recommendation by end of next month.

Mr. Connor suggested that he would set up a tour with Mr. Neatt for sometime over the next two weeks. He will then e-mail Members with this information. Mr. Deacoff also indicated he would like to be included on this tour.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS

5.1 Concept Plan Application – Eileen Stubbs Avenue, Burnside

Mr. Connor indicated that now that the weather is better, he would like to walk this site again. Ms. Christina Hoehne volunteered to coordinate this with Members for sometime over the next couple of weeks.

This item should remain in Item 5, Consideration of Deferred Business for follow up.

5.2 Aquatic Weed – Lake Banook / Mic Mac

Mr. Connor referred to a letter from Mr. Cameron Deacoff, Environmental Performance Officer, Infrastructure and Asset Management, which identified the plant sample found in Lake Banook and Mic Mac areas as *Potamogeton filiformis*. This plant is a member of the pondweed family and this species is also known by the common name “slender-leaf pondweed”. It is native to Nova Scotia and is not invasive.

Mr. Deacoff had the sample identified by Professor Jeremy Ludholm, a respected biologist specializing in botany at Saint Mary’s University. Professor Ludholm indicated that plants of this species typically live in habitats with relatively clear, good quality water, which is generally good news regarding these waterways, even if users would prefer the plant not be present.

Mr. Connor inquired if this was the same plant that Dr. Don Gordon identified in an earlier study. Mr. McLean indicated that there were 2 types of plants. One was a surface plant while the other was deeper in the water.

Mr. Connor indicated that we should do some mapping of the types of plants in these areas.

Mr. McLean indicated that he might have a video which could be used as a baseline for plants in Lake Banook. He will look at it again and see if he can duplicate the same areas today. Ms. Hoehne indicated that we need to make sure that new information is taken at the same time as the previous one for consistency.

Mr. Connor indicated that this information should be done for Lake Mic Mac as well. Ms. Hoehne indicated that this Board should take it upon ourselves to measure plant life in these waterways.

Dr. Cathy Conrad made three recommendations to the Board: (1) timing of samples and or documentation must be the same time of year; (2) set up a phone line to report growth on lakes for early warning signs of changes; and (3) all species should be identified. She indicated that if samples were taken she would be able to have them identified.

Ms. Hoehne and Ms. Johanna Campbell volunteered to get samples and ensure they are forwarded to Dr. Conrad. Dr. Conrad indicated that we need to get good samples which would include the whole plant including any flowers. Documenting the location, water depth, and if it had it been seen before would also be required.

Ms. Campbell indicated that she has seen some weed she had never seen before at Red Bridge Pond. She will get samples and give them to Dr. Conrad for identification.

This item should remain in Item 5, Consideration of Deferred Business for follow up.

5.3 Brochure Status

Mr. Connor outlined the various places where the public could get brochures today. There is a website www.livingbywater.ca/main.html which Mr. Sean Audas referred to at our last meeting as well as the brochures which the HRM and DLAB have published.

Dr. Trevorrow stated that he reviewed this website, which is generated in British Columbia, and found it to be quite good. He suggested that HRM could benefit from this type of website to house all types of information including water shed and watercourse materials.

Mr. Connor then mentioned that we should get all our information together, review it and put it out there for the public. Dr. Conrad indicated that she could get a student to volunteer to help with this project. Mr. Connor then suggested that this student work with Mr. Deacoff.

Mr. Connor also indicated that we should have a brochure discussing the difference between liquid and granulated fertilizers and the use of lime.

This item should remain in Item 5, Consideration of Deferred Business for follow up.

5.4 Dartmouth Area Watersheds Network (DAWN) – Update from April 17, 2009 Workshop

Mr. Deacoff indicated that this workshop has been rescheduled for June 19, 2010. The location and times remain the same. Mr. Pierre Clement and Ms. Christina Hoehne have indicated they would be attending

This item should remain in Item 5, Consideration of Deferred Business for follow up.

5.5 2010 Synoptic Survey of HRM Lakes (Decadel Study)

Mr. Connor indicated that we will defer discussion of this item until our next meeting as Mr. Clement is not in attendance to give an update.

This item should remain in Item 5, Consideration of Deferred Business for follow up.

5.6 Request for Presentation – Urban Water Conservation

Councillor Lund has agreed to give this presentation to the Board however his schedule conflicts with the DLAB meeting schedule. There were three potential meeting dates suggested May 3, May 10 or May 13. These dates were not suitable for the majority of

the Board. We have asked staff to see if meeting dates for late May or our June 30 meeting would be suitable for Councillor Lund.

Mr. Connor asked for a motion to hold a special meeting for this presentation.

Moved by Dr. Trevorrow and seconded by Dr. Klaus Hellenbrand that the Dartmouth Lakes Advisory Board agree to hold a meeting, date to be determined, to hear a presentation on Urban Water Conservation. MOTION PUT AND PASSED

This item should remain in Item 5, Consideration of Deferred Business for follow up.

5.7 Storm Sewers

Staff has forwarded a request to Halifax Water to have a member discuss concerns raised at our last meeting. As of this meeting we have not received a reply.

The Board would like to have Halifax Water explain the processes for storm sewers; replacement/fixing storm sewers; and inspections/clean out of storm sewers.

This item should remain in Item 5, Consideration of Deferred Business for follow up.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

7. REPORTS

7.1 Chairman's Report - Verbal

Mr. Connor indicated that he had two matters which he wanted to share with the Members:

- While he was away he saw a fish ladder which was completely naturalized by waterfalls. This project was funded by all levels of government. He indicated that he would like to do a presentation on this for Members at a future meeting.
- He also indicated that Australia do not use culverts to manage rain water. During the rains the water flows wherever it wants and bulldozers are used to scrape sediment and debris from the roads. He indicated that they do this because they cannot gauge the size of the water flows. There are signs on the roadways to watch out for debris from heavy rains.

7.2 Staff

7.2.1 Case 15787 – Application by Clayton Developments Ltd. To Amend the MPS and Russell Lake West Developments Agreement

This item was dealt with earlier in the meeting. See page 3.

8. ADDED ITEMS**8.1 Options for a Water Resource Management Strategy for Nova Scotia**

Mr. Connor indicated that we will defer discussion of this item until our next meeting as Mr. Clement is not in attendance to give an update. He requested each member read this document before our next meeting for discussion purposes.

This item should remain in Item 5, Consideration of Deferred Business for follow up.

8.2 The Living By Water Project

Mr. McLean submitted this brochure for the Boards review. This item is discussed in Item 5.3 Brochure Status.

9. DATE OF NEXT MEETING - Wednesday, May 26, 2010**10. ADJOURNMENT**

The meeting adjourned at 6:57 pm

Sharon Webber
Legislative Support