

Dartmouth Lakes Advisory Board
March 7, 2012

TO: Chair and Members of Dartmouth Lakes Advisory Board

SUBMITTED BY: 

Phillip Townsend, Director, Planning & Infrastructure

DATE: January 26, 2012

SUBJECT: **Dartmouth MPS Water Policy Review**

ORIGIN

DLAB, February 1, 2012, 7.1.1: Russell Lake Water Quality

RECOMMENDATION

It is recommended that the Dartmouth Lakes Advisory Board (DLAB):

1. Accept the Policy Listing in the Attachment as the recommended parameters of the Review Project;
2. Accept the Process outlined in this Report as the recommended process that will be undertaken to complete this Review Project;
3. Accept the Format outlined in this Report as the recommended format for the final deliverable to Harbour East Community Council (HECC) for this Review Project; and
4. Forward a copy of this report as an Information Report, and DLAB comments, to update Harbour East Community Council.

BACKGROUND

Following receipt of the Report and Recommendation from Harbour East Community Council, Dartmouth Lakes Advisory Board has been requested to initiate the Dartmouth Municipal Planning Strategy (MPS) policy review, focusing on water quality/lake protection.

DISCUSSION

Recommended steps for Review Project for DLAB

- Step 1: Define Parameters of the Review;
- Step 2: Identify the questions to ask in the review;
- Step 3: Identify the information required to answer the policy questions;
- Step 4: Staff and DLAB collection of information required;
- Step 5: Review information/questions and provide initial responses/feedback;
- Step 6: Synthesize DLAB input and answers;
- Step 7: Prepare summary report to HECC.

It is anticipated that following receipt of the report, as per the originating January staff report to HECC, Community Council will direct staff to test the recommendations with the public at large prior to considering policy changes. It is hoped that DLAB members will participate in the public engagement as subject matter experts.

Recommended Format of Review Deliverable to HECC

- 1. Review of existing Policy;

Policy	Question	Information Required	Input/ Feedback/ Answers	Identify implementation Responsibility	Recommendation

- 2. Identification of missing policy; and
- 3. Recommendation of any new policy requirements.

BUDGET IMPLICATIONS

There are no impacts to the 2011/2012 or anticipated 2012/2013 Operating or Project Budgets. This work will be performed by staff in collaboration with the Dartmouth Lakes Advisory Board. There is no contemplated budget for additional supporting studies or research.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The anticipated process for this review will result in a public review of findings.

ALTERNATIVES

DLAB may choose other means to review the Dartmouth MPS.

ATTACHMENTS

Attachment: Recommended Policy List for Review

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Richard MacLellan, Manager, Energy and Environment, 490-6056

<p>ML-1 A Comprehensive Development District (CDD) Zone shall be applied to certain undeveloped lands within the Morris-Russell Lake secondary plan area and to a parcel of land abutting Highway 111, illustrated on Map 9M, to ensure development proceeds in a comprehensive manner and to enable implementation of the Morris Lake Watershed Management policies.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-2 Except as otherwise permitted by policy ML-17, no development shall be permitted within the Morris-Russell Lake secondary plan area unless a new interchange is constructed on Highway 111 and Baker Drive is connected to the interchange or financing for these projects secured and a time frame for completion established. Over the longer term, the Municipality shall work with property owners to extend the Caldwell Road Connector from the new interchange to Caldwell Road. The locations of the interchange, Baker Drive extension and the Caldwell Road Connector shall be as generally shown on Map 9N: Future Land Use and Transportation Plan.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-3 The Municipality shall prepare a public transit routing plan for the secondary plan area which reflects the connection established between Baker Drive and the new interchange. The Municipality may require transit related facilities, such as bus bays and transit shelters, be provided on transit routes as a condition of development approvals. In accordance with the draft regional plan, the transit plan should consider establishing a transit hub in the vicinity of Baker Drive and the connector road proposed between Baker Drive and Portland Estated Boulevard West in consultation with the property owners.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>

<p>ML-4 A series of trails for pedestrians and cyclists shall be established within the secondary plan area which link residents with commercial, employment and other activity centers and to public transit facilities and, where feasible, to regional trail systems which are developed or planned. Without limiting the foregoing, the Municipality shall establish a multi-use trail between the secondary plan area and the Woodside Ferry Terminal.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-5 The following road classification shall be applied within the secondary plan area: Arterials: Caldwell Road Connector (Hwy. 111 interchange to Caldwell Road) Major Collectors: Baker Drive, Eisener Boulevard, Norman Newman Boulevard, Caldwell Road from Atholea Drive to Caldwell Road Connector Minor Collectors: Portland Estates Boulevard, Portland Estates Boulevard West, Portland Hills Drive, Caldwell Road from Atholea Drive to Portland Street/Cole Harbour Road and the proposed connector road between Portland Estates Boulevard West and Baker Drive</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-6 No street connection shall be established between Caldwell Road and the Portland Hills subdivision.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>

<p>ML-7 Access from Alpine Drive to Portland Street shall be restricted to right-out movement.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-8 Upon satisfying the requirements to allow for development stipulated under policy ML-2, development shall be permitted on parcels 1 to 13 (as shown on Map 9N) except that no road connection shall be established with Portland Estates Boulevard West until the Caldwell Road Connector has been constructed to Caldwell Road. No further development shall be permitted within the Morris - Russell Lake Secondary Plan Area until the Caldwell Road Connector has been constructed to Caldwell Road unless a traffic study has been undertaken by a qualified consultant which demonstrates that the level of service on Portland Street and Caldwell Road conforms with the performance criteria established under the Municipality's Guidelines for Preparation of Traffic Impact Studies and the road classification established under policy ML-5.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-9 The Municipality shall undertake studies and implementation plans prior to the completion of the new Highway 111 interchange to address the following matters:</p> <ul style="list-style-type: none"> (a) Municipal/Provincial initiative to address transportation issues for the Harbour East area; (b) the extent to which shortcutting is taking place on streets north of Portland Street, and where appropriate, implement traffic calming measures to mitigate impacts within the affected neighbourhoods; (c) potential upgrades to Norman Newman Blvd. to accommodate traffic between Baker Drive and the new Hwy. 111 	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>

<p>interchange, while keeping in mind the sensitivity of Russell Lake;</p> <p>(d) extending the left hand turning lane from Portland Street onto Eisener Blvd. in order to facilitate additional traffic to Baker Drive via Norman Newman Blvd;</p> <p>(e) preparation of a comprehensive transit plan that capitalizes on the new interchange and park and ride facility at Portland Hills Blvd. and Portland St. and the potential for a new transit hub in the vicinity of Baker Drive and the connector road proposed between Baker Drive and Portland Estates Boulevard.</p>		
<p>ML-10 The Municipality shall prepare an alignment and design of the Caldwell Road connector in consultation with Imperial Oil Limited. Specific consideration shall be given to:</p> <p>(a) measures needed to prevent unauthorized access to the property from the roadway or adjacent lands while allowing the company access to the water main and pumping station which provide water supply from Morris Lake; and</p> <p>(b) the road alignment in relation to industrial fill and disposal areas on the property.</p>	<p>Need to be Reviewed?</p> <p>Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-11 Within the Morris-Russell Lake secondary plan area, it shall be the intention of Council not to consider any new development on lands zoned CDD unless serviced with both central sewer and water services. It shall be the intention of Council to include all undeveloped lands within the Morris-Russell Lake secondary plan area within a municipal development (service) boundary (Map 9O).</p>	<p>Need to be Reviewed?</p> <p>Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-12 It shall be the intention of Council to restrict development on lands zoned CDD within the Morris - Russell Lake secondary plan area, shown on Map 9M, until all infrastructure deficiencies (i.e. water and sewer) are resolved and development can proceed without exceeding the capacity of municipal</p>	<p>Need to be Reviewed?</p> <p>Does it impact Water Quality?</p>	<p>Questions to be asked</p>

infrastructure.		
<p>ML-13 The Municipality shall prepare and implement a wastewater management plan for the sewersheds that contain Morris and Russell Lakes. Subject to the availability of funding, the plan shall:</p> <p>(a) improve wastewater system operation and management including safety, regulatory compliance, system capacity both existing and future, physical condition, system reliability and optimization;</p> <p>(b) address specific issues of wastewater treatment plant capacity both existing and future, wet weather overflows, odour control, inflow/infiltration remediation, back up power systems, optimizing system performance and making maximum use of available capacity;</p> <p>(c) include a prioritized list of actions for implementation, having particular regard for health and safety concerns;</p> <p>(d) consider the above recommendations within the context of existing standards, procedures, regulations and compliance requirements, projects, initiatives and priorities, including any adopted under a regional plan.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-14 Commencing on May 25, 2000, new development which is to be served by the Caldwell Road water distribution system shall be limited to two hundred (200) new building lots until system upgrades to the Innishowen Subdivision have been completed. If upgrades are not completed by May 1, 2005, no further development served by the Caldwell Road water distribution system shall be permitted until the system upgrades have been completed.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-15 Upon completion of a wastewater management plan for the Eastern Passage Wastewater Treatment Plant Sewershed and</p>	<p>Need to be Reviewed?</p>	<p>Questions to be asked</p>

<p>upgrades to the treatment plant, the Municipality shall undertake a review of the sanitary sewer service boundary established for this plant.</p>	<p>Does it impact Water Quality?</p>	
<p>ML-16 The Municipality shall implement infrastructure charges to this secondary plan area under the Subdivision By-law in accordance with the policies for infrastructure charges established under the capital cost contribution subsection of the implementation section of this Municipal Planning Strategy.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-17 The Municipality will honour all commitments made under a development agreement for Portland Hills on 131 acres of land adjacent to Portland Street and Innishowen Subdivision. Any further amendments to this agreement shall only be considered where such amendments conform with all applicable provisions adopted under this secondary planing strategy and any general provisions applicable under this municipal planning strategy.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-18 The Future Land Use and Transportation Plan, presented as Map 9N, shall provide overall guidance for land use allocation within this secondary plan area and the following guidelines shall be adhered to in any development agreement application: (a) Parcel 1: This parcel may be developed with an apartment building not exceeding 84 dwelling units or four stories in height and a commercial building not exceeding 14,000 square feet. Commercial occupancies shall be restricted to local commercial uses, as defined by the Land Use By-law, except that drive through restaurants shall not be permitted. The site design shall give consideration to environmental and aesthetic impacts, as well as the safety and efficiency of traffic movements between the site and Baker Drive. Impervious surfaces shall not exceed 40 percent of the lot;</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>

<p>(b) Parcel 2: This property may be developed for both multiple-unit buildings not exceeding six habitable floors above underground parking, townhouses or a combination thereof. Provisions shall be made to ensure adequate landscaping, an architectural design that is visually interesting and compatible with the surrounding natural environment, on-site circulation and private amenity spaces. Most of the land along the shoreline shall be maintained in a natural state in accordance with applicable municipal policies;</p> <p>(c) Parcel 3: This property may be developed for a variety of higher-density residential developments including but not limited to multiple-unit buildings, seniors accommodations, and townhouses. Multiple unit buildings shall adhere to the same height restrictions imposed on Parcel 2; Commercial uses which serve the broader communities around Morris and Russell Lake shall be permitted. Except for retail food stores, the size of any single commercial use (store or business) shall not exceed 25,000 square feet of floor area. Car dealerships or other outdoor display courts shall not be permitted;</p> <p>(d) Parcel 4: On the west side of Baker Drive, this parcel serves to convey storm water flows originating from the west side of the Circumferential Highway. The area has been expanded to include additional lands that will be used to control and treat post-development storm water. The area will be conveyed to the Municipality upon completion and acceptance of approved storm water management systems;</p> <p>(e) Parcel 4A: A small watercourse is found on these lands which conveys storm water from parcel 4 through to a larger brook to the east of the NSPI power line right-of-way. The area has been expanded to provide for active park facilities.</p>		
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<p>The design of the park shall be confirmed by development agreement and shall have frontage on both Baker Drive extension and the minor collector road. This area shall also serve as a separation between the commercial uses within Parcel 6 and the residential uses contained within Parcel 5;</p> <p>(f) Parcel 5: A mix of single-unit, semi-detached, townhouses, and multiple-unit dwellings will be permitted. Multiple-unit buildings shall be restricted to lands abutting Baker Drive and any such buildings shall not exceed four floors of habitable space above underground parking. Due to areas of steep topography, careful design of the local streets network and land uses is required to minimize terrain disturbance and protect Russell Lake; Local commercial uses, as defined by the Land Use By-law, may also be permitted on properties abutting Baker Drive Extension and the proposed local collector road. Such uses shall be limited to a total of 20,000 sq. ft. of floor area at any one location. Only one such location shall be permitted along Baker Drive and the local collector road. Sites shall be selected which offer strong opportunities for pedestrian access from surrounding residential neighbourhoods;</p> <p>(g) Parcel 6: Major commercial and high-density residential developments shall be encouraged over these lands. Consideration shall be given to providing safe and efficient access between developments and the transportation system for private vehicles, public transit, cyclists and pedestrians. Consideration will also be given to architectural design, landscaping measures, signage, lighting and environmental protection measures needed to produce an attractive and safe environment for a mixed use development that might be considered a gateway to the community. Clause (e)</p>		
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<p>of policy ML-24 shall not be applied to this parcel but any federal restrictions or guidelines imposed to protect the Department of National Defence Shearwater Air Base shall be adhered to as this area is within close proximity;</p> <p>(h) Parcel 6A: Major commercial developments shall be supported over these lands but not residential developments. Consideration shall be given to the same matters identified for commercial developments under clause (g);</p> <p>(i) Parcel 7: A mixture of residential developments shall be supported provided that higher density development is located adjacent to the Caldwell Road Connector but no driveway access is permitted to this road;</p> <p>(j) Parcel 8: This parcel is reserved for a school site until the greater of 500 residential units have been constructed along the west side of Russell Lake or once five years have past from the date of approval of this Secondary Planning Strategy by Regional Council. As an alternative to a school site, the parcel may be developed for either medium or high-density residential developments to a density not exceeding 15 units per acre and five habitable floors above underground parking;</p> <p>(k) Parcel 9: This parcel is reserved for local commercial uses. Driveway access shall only be permitted to the minor collector extending between Baker Drive and Portland Estates Boulevard West. Consideration shall be given to architectural design, landscaping measures, signage and site access so as to achieve an attractive development within a suburban context which can be safely accessed by motorists, cyclists and pedestrians;</p> <p>(l) Parcels 10 and 11: The areas immediately adjacent to the</p>		
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<p>established residential neighbourhoods of Portland Estates shall be limited to single-unit dwellings.</p> <p>Areas closer to the Parcel 9 and Parcel 12 may be considered for a wider variety of residential uses. Steep slopes adjacent to Russell Lake shall not be developed;</p> <p>(m) Parcel 12: This parcel has a relatively flat terrain with little or no standing timber. Its proximity to the major transportation corridors and residential areas suggests that the parcel would be ideally suited for major recreation uses. Any use of this property, however, may be contingent upon future operational needs of CFB Shearwater;</p> <p>(n) Parcel 13: Due to the poorly drained soils and proximity to Morris Lake, this area is reserved for passive open-space purposes;</p> <p>(o) Parcels 18 and MLE-2: These parcels may be developed with a mixture of residential uses. Consideration is to be given to the steep grades over these lands when siting roads and development;</p> <p>(p) Parcels PH4 and PH5: These parcels may be developed with a mixture of residential uses consistent with the established pattern of development elsewhere throughout the Portland Hills subdivision;</p> <p>(q) Parcels 20, 21 and 22: These parcels house an oil refinery operation with activities predominantly located on parcel 20. Parcels 21 and 22 remain undeveloped with the exception of a water main and pumping station which draws water from Morris Lake for use in the refinery operations.</p> <p>With the exception of the proposed Caldwell Road Connector, Parcels 21 and 22 shall be retained as a natural buffer from the refinery operation unless an environmental suitability study is</p>		
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undertaken.		
<p>ML-19 The allowable density on parcel 1 shall conform with the requirements of clause (a) of policy ML-18 and the allowable density on parcel 8 shall conform with the requirements of clause (i) of policy ML-18. The density limitation established under clause (d) of policy H-3B shall be applied to the following aggregated parcels:</p> <p>(a) parcels 2, 3, 4, 4a, 5, 7 and 8; (b) parcels 9, 10, 11, 12 and 13; (c) parcels 20, 21 and 22; (d) parcels MLE1, MLE2 and 18; (e) parcels PH4 and PH5.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-20 On parcel 6, a maximum population of 4,200 persons equivalent and a maximum of 950 apartment units shall be permitted. For the purpose of determining persons equivalent, a gross density of 40 persons per acre shall be assumed for all commercial developments and 2.25 persons per apartment shall be assumed.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-21 Incentives may be introduced in support of affordable housing. Without limiting the generality of this statement, bonus densities might be considered for properties on transit routes and near employment centres provided that such incentive is voluntary and does not result in excessive concentration of housing or housing types in any area.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-22 The Municipality shall acquire lands for public trails with emphasis on locations adjacent to lakes and watercourses. The following specific criterion shall be applied to any development agreement application:</p> <p>(a) no more than 50 percent of the lakeshore within each development agreement application shall be privately owned;</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>

<p>(b) where private lakefront ownership is proposed, adequate alternative pedestrian links are provided from the publically-owned lake front buffer area through a street or walkway system and back to the lakefront; (c) the determination of private versus public lake front ownership shall be negotiated through each development agreement application on a case-by-case basis;</p> <p>(d) stormwater treatment facilities may be located on municipal lands but shall not be located on municipal parkland;</p> <p>(e) lands which face severe topographical constraints or contain severe environmental characteristics may be considered for public parkland dedication in accordance with municipal parkland guidelines.</p>		
<p>ML-23 It shall be the intention of Council to encourage all new development within the Morris-Russell Lake secondary plan area to meet certain basic design objectives as follows:</p> <p>(a) to reproduce the pre-development hydrological conditions;</p> <p>(b) confine development and construction activities to the least critical areas of the site and consider clustered development to minimize land disturbance;</p> <p>(c) maintain the overall desired density of development by allocating higher densities to areas most suitable for development;</p> <p>(d) minimize changes to the existing topography; and</p> <p>(e) preserve and utilize the natural drainage system</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-24 It shall be the intention of Council to require all new development situated on lands zoned CDD within the Morris-Russell Lake secondary plan area to incorporate specific design standards which maximize the protection of water quality in Morris and Russell Lakes. The following shall be used as</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>

guidelines:

(a) all lands with slopes of 15% or greater should not be developed unless additional environmental control measures are implemented to minimize the amount of erosion generated from the site;

(b) all wetlands (as defined by the presence of characteristic wetland vegetation) should be excluded from development;

(c) all shorelines should be protected by a 100 foot buffer zone except that the width of the buffer zone may be decreased to 75 feet if, through detailed study, the topography and vegetation conditions warrant the reduction. Within the buffer zone, no vegetation or soil shall be removed or altered unless under a management plan has been approved to provide for restoration of vegetation, shoreline access paths, view corridors, habitat management, safety and welfare or shoreline recreation where such provisions may be made without adversely affecting the primary purpose of preserving water quality in the lake. Any study or management plan submitted pursuant to this clause shall be prepared by a person qualified to make the required determinations and an approval procedure shall be established under the terms of a development agreement;

(d) all wetlands and watercourses should be protected with a buffer strip within which no vegetation or soil should be removed or altered unless approved under a management plan approved pursuant to the provisions of clause (c). For wetlands, the buffer strip should be at least 25 feet in width for wetlands less than 0.5 acres in size and 50 feet for wetlands over 0.5 acres. All streams shall have a minimum 50 foot buffer strip on each side;

(e) the amount of impermeable surfaces created should not

<p>exceed 25% of the gross area of the proposed development. Minor increases in this figure may be considered provided the amount of proposed undisturbed land substantially exceeds the guideline described in section ML-11(f) and such undisturbed lands are incorporated into the final drainage plan;</p> <p>(f) a minimum of 25% of the natural vegetation on the site should be retained in an undisturbed state and incorporated into the final drainage plan;</p> <p>(g) the public, landowners, developers and the Municipality are encouraged to maximize phosphorous reduction to the fullest extent possible through the use of best management practices as recommended by the Morris Lake Stormwater Management Plan (Jacques Whitford, 2004); and</p> <p>(h) no development shall be permitted on septic systems.</p>		
<p>ML-25 Within the Morris-Russell Lake secondary plan area, it shall be the intention of Council to require all developers to prepare and receive Municipal approval for an Erosion and Sediment Minimization Plan prior to any clearing or grubbing occurring on a site, and the plan shall contain the following:</p> <p>(a) how ground disturbance will be restricted to areas where structures, roads etc. will exist when construction is complete;</p> <p>(b) indicate which vegetation will be protected, marked, and preserved through construction techniques that minimize soil compaction and damage to tree roots;</p> <p>(c) how the construction project will be phased to minimize the extent and length of soil exposure – this includes phasing by drainage area;</p> <p>(d) how the opportunity for erosion will be limited through sequencing of construction activities; and</p> <p>(e) indicate which erosion and sediment controls will be used,</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>

<p>where they will be located, the timing of installation (before construction begins), the inclusion of drainage controls up-slope of the construction site; inspection and monitoring, and timing of removal (after the entire site has been stabilized).</p>		
<p>ML-26 It shall be the intention of Council to establish a Public Awareness and Education program for the general public which emphasizes the protection of Morris and Russell Lakes. The programs should at least incorporate the following: (a) information programs for land owners on buffer zone management and the use of fertilizers; (b) a program for local schools; (c) application of an Animal Defecation By-law throughout the entire watershed area and actively enforce it; (d) encourage local property owners to hold "Cleanup" days for litter collection in public areas; and (e) establish a stormwater wetland as an educational demonstration site on the importance of protecting lakes.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-27 Any development agreement application within the Morris-Russell Lake secondary plan area shall adhere to the recommendations of the Morris Lake Stormwater Management Plan (Jacques Whitford, 2004). All government works within the Morris Lake Watershed shall also adhere to the recommendations of this plan and, where feasible, the plan recommendations shall be applied to existing development within the watershed.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>ML-28 Within the Morris Lake Watershed, as illustrated on Map 9M, where applications are received for the expansion of existing or new commercial, institutional and multiple unit residential buildings, or for proposed grade alterations on such properties, it shall be the intention of Council to require the developer, where</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>

<p>possible, to prepare and implement stormwater remediation measures to improve water quality entering the Morris Lake system.</p>		
<p>ML-29 Where deemed appropriate, the Municipality shall undertake stormwater wetland projects in the waters of Ellenvale Run and at appropriate locations throughout the watershed area. Also, Council shall, through the CDD approval process, negotiate with applicable land owners to establish similar wetland projects at appropriate locations within the watershed.</p> <p>ML-30 A water quality monitoring program shall be undertaken for Morris and Russell Laes to track the eutrophication process. The program is to be designed and undertaken by qualified persons financed in whole or in part by developers within the secondary plan area. Specifics of the program are to be negotiated under the terms of a development agreement in consultation with the Dartmouth Lakes Advisory Board. The monitoring program shall:</p> <ul style="list-style-type: none"> (a) specify the duration of monitoring for the pre-construction, construction and post-construction phases of development; (b) specify the physical and chemical water quality indicators to be measured, the location and frequency of testing and the format of submissions to the Municipality in each phase referenced under clause (a); (c) establish eutrophication threshold levels for the lakes which would be used as a basis for reevaluating watershed management controls and future development potential within the area; (d) conform with all water quality policies, specifications, protocols and review and approval procedures approved by 	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>

Regional Council.		
ML-31 Pursuant to policy ML-30, in the event the critical water quality threshold levels for Morris or Russell Lakes are reached, it shall be the intention of Council to immediately undertake a review of existing plan policies contained herein and determine an appropriate course of action respecting watershed management and future land use development in the area. Critical water quality thresholds shall be made available to the public.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
ML-32 It shall be the intention of Council to undertake a study of habitats and species within the Morris-Russell Lake area.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
ML-33 It shall be the intention of Council, in association with Imperial Oil Limited and the Provincial Department of the Environment, to undertake a study to determine the impacts of potential changes in the volume of water extracted from Morris Lake (increase or cessation) by Imperial Oil Limited on lake water quality and the impact on the hydrology of the lake and its inflow and outflow systems.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
ML-34 It shall be the intention of Council to monitor the water level of Morris Lake to maintain it at a level sufficient for recreational use and to prevent further eutrophication of the lake.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
ML-35 It shall be the intention of Council to retain all lands in the sub-watershed of Lamont and Topsail Lakes as a conservation area in perpetuity.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked

Policy R-1 It shall be the intention of City Council to continue to encourage the planning and development of vest pocket parks in older areas of the City.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-2 It shall be the intention of City Council to endorse the planting of street trees, landscaping of boulevards, and improvement to the visual approaches of the City.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-3 It shall be the intention of City Council to endorse the development and redevelopment of neighbourhood recreation areas which provide recreation opportunities for all members of the family in each neighbourhood.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-4 It shall be the intention of City Council to locate neighbourhood and district recreation areas in close proximity to school sites, where possible, so both the schools and citizens may achieve maximum usage of both facilities.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-5 It shall be the intention of City Council to develop district recreation areas, which provide recreation opportunities for a wide segment of the population, in each district.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-6 It shall be the intention of City Council to protect and develop the Dartmouth Commons and the City-owned lands along Lake Charles, MicMac, and Banook as strong city wide recreation areas.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-7 It shall be the intention of City Council to encourage the development of City recreation areas for use by all segments	Need to be Reviewed?	Questions to be asked

of the City's population.	Does it impact Water Quality?	
Policy R-8 It shall be the intention of City Council to acquire the lands necessary for the provision of neighbourhood, district, and City recreation areas.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-9 It shall be the intention of City Council to encourage the development of a system of linkages (ie. paths, trails, etc.) between the major elements of the recreation system.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-10 It shall be the intention of City Council to explore with the Nova Scotia Power Corporation, ways to landscape their rights-of-way and make them more available for recreational purposes.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-11 It shall be the intention of City Council to acquire the lands necessary for, and to develop, a regional park in the Lake Charles/Lake Micmac area.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-12 It shall be the intention of City Council to encourage the operation of private recreational clubs and non-profit recreational agencies within the City of Dartmouth.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-13 It shall be the intention of City Council to encourage the operation of voluntary recreational organizations within the City of Dartmouth, and to provide financial, administrative, or technical support.	Need to be Reviewed? Does it impact	Questions to be asked

	Water Quality?	
Policy R-14 It shall be the intention of City Council to utilize school buildings and grounds in ways that are appropriate to meeting the recreational, health and social, as well as educational needs of the community.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-15 It shall be the intention of City Council to use as a guideline for the provision of neighbourhood recreation space, between 2.3 and 6.1 acres of accessible, developed or potentially developable land per 1000 population within the neighbourhood, and shall attempt to achieve that level and encourage the participation of citizens in the development of these areas.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-16 It shall be the intention of City Council to use as a guideline for the provision of district recreation space, 4.3 to 7.4 acres of accessible, developed or potentially developable land per 1000 population within the district and shall attempt to achieve that level.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-17 It shall be the intention of City Council to use a guideline for the provision of City recreation space, 4.9 acres of accessible developed or potentially developable land per 1000 population within the City, and will attempt to achieve that level.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked
Policy R-18 It shall be the intention of City Council to investigate the matters of (1) segregation of recreation activities on the City's lakes and (2) regulation of motorized recreation vehicles within the City. It shall also be the intention of Council to promote safe use of the lakes and open spaces by setting restrictions based on the above mentioned investigations.	Need to be Reviewed? Does it impact Water Quality?	Questions to be asked

<p>Policy R-19 It shall be the intention of City Council, subject to the Dartmouth Common Act, to establish a Schedule in the Land Use By-law, which identifies a site on the Dartmouth Common to be considered for the installation of a Metropolitan Transit Terminal, subject to the land Use By-law and to the provisions of leases or agreements, as City Council requires, to adequately control the development and operation of these facilities. (As amended by By-law C-721, June 9, 1995).</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>Policy E-1 It shall be the intention of City Council to provide funds through the capital budget to acquire lands for the purpose of lake protection and the provision of recreational lands adjacent to the lakes.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>Policy E-2 It shall be the intention of City Council to investigate environmentally sensitive areas, physically unique areas and major drainage systems, identify the areas to be protected and zone them "C" Conservation.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>Policy E-5 It shall be the intention of City Council to establish an award system for the beautification of various forms of land uses within the City of Dartmouth.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>Policy E-6 It shall be the intention of City Council to investigate the possibility of establishing an urban forestry program and an urban garden program.</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>
<p>Policy E-7 It shall be the intention of Council to require buildings to be setback from watercourses. It shall further be the intention of Council to require the provision of natural buffers within this</p>	<p>Need to be Reviewed? Does it impact</p>	<p>Questions to be asked</p>

<p>setback to protect water quality, reduce the impacts of erosion and sedimentation, reduce the risk of contamination, and to protect shoreline habitat. (RC-Oct 2/01;E-Oct 31/01)</p>	<p>Water Quality?</p>	
<p>Policy E-8 It shall be the intention of Council to protect water quality and areas of natural habitat, by establishing in the Land Use By-law appropriate measures to mitigate the potential impacts of runoff and contaminants from commercial and industrial sites. (RC-Oct 2/01;E-Oct 31/01)</p>	<p>Need to be Reviewed? Does it impact Water Quality?</p>	<p>Questions to be asked</p>