

HALIFAX REGIONAL MUNICIPALITY

DARTMOUTH LAKES ADVISORY BOARD MINUTES NOVEMBER 26, 2003

PRESENT: Ms. Audrey Manzer, Chairman
Mr. Peter Connor
Mr. Pierre Clement
Councillor Ron Cooper
Dr. Don Gordon
Ms. Christine Hoehne
Ms. Catherine Lunn
Dr. Hugh Millward (5:45 p.m.)
Mr. John Osborne
Ms. Stephanie Bird
Dr. K. Hellenbrand

REGRETS: Dr. Ron Beazley
Dr. Paul Hines

STAFF: Mr. Kurt Pyle, Planner
Mr. John MacPherson, Planner
Ms. Sherryll Murphy, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 5:15 p.m.

2. APPROVAL OF MINUTES - October 29, 2003

MOVED by Councillor Cooper, seconded by Mr. Clement that the minutes of October 29, 2003, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF THE ORDER OF BUSINESS

MOVED by Ms. Lunn, seconded by Dr. Hellenbrand that the agenda, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

Mr. Clement expressed concern that although the public hearing on the Portland Estates expansion would not be held until December 9, 2003, it appeared the developer has broken ground. He went on to ask if this Board had reviewed/recommended sediment controls for the area of the new road within this development. Mr. Clement went on to note that it appears the silt fences have not been maintained.

Mr. Pyle indicated that he would check into this matter.

4. BUSINESS ARISING OUT OF THE MINUTES

The Chair welcomed Mr. Peter Connor representing the Urban Development Institute of Nova Scotia to the Committee.

4.1 Paddlers Cove Development - Wind Study

Mr. Kurt Pyle briefly reviewed with the Committee the findings of the Wind Study and responded to questions. Mr. Pyle noted that a more detailed presentation will be provided at the public meeting to be held later this evening.

4.2 Artificial Wetlands

- A document entitled "Artificial Wetland Storm Water Management Systems" was distributed to the Committee.

Mr. Clement noted that maintenance is important to the effectiveness of artificial wetlands as indicated on page 20 of the distributed document. Mr. Clement asked if HRM maintains its wetlands.

Mr. John MacPherson indicated that he would look into whether or not artificial wetlands are maintained. He went on to suggest that Mr. Jan Skora, Parkland Planner be invited to speak with the Committee with regard to this matter, to which the Committee agreed.

Committee members are requested to review the material provided and the matter will be included on a future agenda.

Dr. Gordon suggested that a very useful exercise would be to locate and document (including pictures) the artificial wetlands within HRM and to determine what is being done relative to maintenance.

Mr. Clement, noting that a number of the sewage pumping stations overflow, commented that there may be a role for an artificial wetland in the control of overflows from sewage pumping stations. Mr. Clement suggested the Committee should have a discussion in this regard.

Dr. Gordon noted that the Harbour Solutions project would undoubtedly change these overflows.

Mr. Clement suggested that the Committee ask if the Harbour Solutions Project is considering the control of overflows.

4.3 Regional Planning Update

Consideration of this matter was deferred pending the attendance of Dr. Millward.

4.4 Review of former City of Dartmouth Guidelines

- Dartmouth Lakes Advisory Board, Proposed Guidelines for the Development of Lakefront Lots Where Street Construction is not Required, were distributed to members of the Committee

The Chair noted that these guidelines had been adopted by Dartmouth City Council and concern development on a single lot. Ms. Manzer went on to indicate that the intent is to update the guidelines and provide them to Sean Audas.

Dr. Millward joined the meeting.

A review of the guidelines ensued including the following:

- Request that the HRM's Environment staff cross reference these guidelines with existing By-laws to determine if anything of this nature already exists within HRM.

- Intent is that these guidelines would be used across HRM, not only in Dartmouth
- Staff will sit down as a Department to review the guidelines with interdepartmental participation
- All references to the City of Dartmouth and/or the on-site inspector be removed and replaced with Halifax Regional Municipality
- **Bullet # 1** - Based upon the fact that these are guidelines, there is no mechanism to require the owner/builder to post a bond. Staff will review this aspect to determine what, if any, avenues are open with regard to the posting of a bond
- **Bullet # 2** - To be changed to read generally as follows:
No person shall carry out any excavation on a lakefront lot or property without first advising HRM and obtaining the necessary permits and approvals
- **Bullet # 3** - To be changed to include a reference to the placement of significant topsoil (i.e. in instances where the site is stripped and topsoil placed back to the site)
- **Bullet # 5** - To be changed to include a provision for the trucking away of material from the site
- **Bullet # 6** - Note that pumping into the storm sewer system is not permitted. Any water entering the storm sewer system has the potential to damage the lake and should be minimized. This bullet is dated and needs to be re-written. One possibility is that a structure be built to inhibit flow into the adjacent body of water.
- **Bullet # 8** - This bullet should be placed first in the listing
- A bullet should be added at the beginning regarding sensitivity around vegetation:
 - < as little as possible removed
 - < particularly trees
 - < and along the shoreline
- Suggestion that these guidelines would have greater impact if they were placed in the By-law. Also suggested might look to have included in the MPS
- A bullet regarding refuelling on the property needs to be included
- A bullet that deals with shoreline construction also needs to be included
- The Department of Fisheries and Oceans, Dos and Don't of Waterfront Properties pamphlet should be reviewed in conjunction with the review of the guidelines
- Referring to Bullet #3, note was made that clay sometimes makes a good fill material.
- Referring to Bullet #5, rock and gravel should not be included with the "all material"
- The guidelines should include a primer regarding the value of vegetation.
- The guidelines, once approved, should be made available on the web

Mr. MacPherson indicated that staff, including representation from HRM's Engineering staff and Sean Audas, would review the guidelines and brochure with a view to bringing forward a recommendation.

5. NEW BUSINESS

- Proposed meeting dates for 2004 were distributed.

The proposed meeting dates were approved as follows:

Wednesday, January 28, 2004
Wednesday, February 25, 2004
Wednesday, March 31, 2004
Wednesday, April 28, 2004
Wednesday, May 26, 2004
Wednesday, June 30, 2004
Wednesday, September 29, 2004
Wednesday, October 27, 2004
Wednesday, November 24, 2004

6. CHAIRMAN'S REPORT

Due to time constraints as a result of the Public Meeting on the Paddlers Cove Wind Study being held later this evening, the Chair gave no report.

7. STAFF UPDATE

Due to time constraints as a result of the Public Meeting on the Paddlers Cove Wind Study being held later this evening, staff gave no update.

8. ADDED ITEMS

There were no added items.

9. DATE OF NEXT MEETING

The next meeting of the Committee will be held on Wednesday, January 28, 2004.

10. ADJOURNMENT

There being no further business, the meeting adjourned.

Sherrill Murphy
Legislative Assistant