

# HALIFAX REGIONAL MUNICIPALITY

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## DARTMOUTH LAKES ADVISORY BOARD MINUTES October 27, 2004

PRESENT: Audrey Manzer, Chair  
Ms. Catherine Lunn, Vice Chair  
Dr. Klaus Hellenbrand  
Mr. Pierre Clement  
Ms. Christine Hoehne  
Mr. Peter Connor  
Dr. Don Gordon  
Dr. Hugh Millward  
Dr. Mark Trevorrow  
Ms. Stephanie Bird  
Councillor Ron Cooper

ABSENT: Dr. Ron Beazley

STAFF: Mr. Kurt Pyle, Planner  
Ms. Julia Horncastle, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 5:00 p.m.

**2. APPROVAL OF THE MINUTES - September 29, 2004**

Mr. Connor noted a typographical error on page seven and requested that it be corrected. It was further requested the minutes reflect that during discussion under item 8.1, it had been noted that an MPS amendment to be the companion requirement to a development agreement adoption. It was further noted the master plan has been approved but it cannot be applied until there are changes in policy in the existing MPS.

**MOVED by Christine Hoehne, seconded by Catherine Lunn, that the minutes of September 29, 2004, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Mr. Pyle requested the addition of item 4.7 entitled Pinnacle Homes/Evergreen be added to the agenda and items 4.5, 4.6 and 4.7 be addressed at the beginning of the meeting.

Mr. Millward requested an item entitled "Portland Hills Bus Rapid Transit Terminal" be added to the agenda.

**MOVED by Don Gordon, seconded by Councillor Cooper, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

At this point in the meeting, Ms. Manzer, on behalf of the Board, thanked Councillor Cooper for his service during his term as a Board member.

**4. BUSINESS ARISING OUT OF THE MINUTES**

**4.5 Stormwater Management - Portland Hills and Portland Hills West - Staff Presentation**

Ms. Kenda MacKenzie, Development Engineer, with the aid of a schematic drawing of the site, updated the Board on the stormwater management of the Portland Hills and Portland Hills West development. She advised a plan had been submitted and reviewed for each phase of the development. She noted that, as they are the ultimate governing body, everything has been done under Provincial regulations.

Following discussion, the Board requested a copy of the development agreement be provided. Further staff is to provide a copy of the notes from the Clayton plans to the Board.

The Board suggested a recommendation be made that roads be in place before lots are cleared.

Councillor Cooper suggested both the Director of Planning and Environmental Services be advised of the concern and suggest that future phases be addressed to minimize the exposed subsoil.

#### **4.6 Countryview Development Site - Presentation from Environmental Design and Development Limited**

A representative of EDM Consultants, with the aid of a schematic drawing, outlined the proposed development of the site advising the development is primarily retail and is still in the planning stages.

Dr. Don Gordon submitted a copy of a report he had prepared in 1973 which outlined some of the concerns applicable to this property. He stated this area is a substantial portion of the watershed of lakes Mic Mac and Banook and there is a concern that as the new development progresses there is the potential problem of siltation. Chemicals such as road salt and other contaminants such as hydrocarbons and nutrients of a chemical nature may be carried by way of runoff into the lakes.

No further action was taken.

#### **4.7 Pinnacle Homes/Evergreen Village**

A representative of Pinnacle Homes advised:

- C they are now backfilling on the perimeter of the property.
- C they have placed a French Trench along the perimeter to control erosion problems,
- C everything is hydroseeded to stabilize the hill,
- C a new silt fence has also been put in place.

No further action was taken.

#### **4.1 Dartmouth Lakes Advisory Board Building Permit Review Guidelines**

Mr. Kurt Pyle, Planner, advised the guidelines were presented to the HRM Development Officers. He noted that in consultation with the legal department there was a concern that someone receiving these guidelines might interpret them as regulations which they are not.

Ms. Manzer suggested some form of introductory paragraph be added to indicate they are suggestions to help with mitigation of damage on lakefront lots.

Mr. Pyle advised he would provide the Board with staff comments at the November meeting.

#### **4.2 Lake Levels on Mic Mac**

Ms. Manzer advised a letter had been received from a member of the public regarding the water levels on Lake Mic Mac. She advised she had responded and had advised that the Board does not have the authority to dictate lake levels and had forwarded the issue to staff.

Ms. Manzer suggested this matter now go forward to Community Council noting the complexities of the process that dictate lake levels both natural and through human intervention. The ramification of level changes for the users of the lakes as well as the need for consultation with all stakeholders should also be brought to the attention of Community Council. Ms. Manzer requested and the Board authorized that she, with assistance from Mr. Pyle, develop a report to go forward to Community Council.

Mr. Pyle stated that a determination would have to be made of the impact on the entire lake if the level is raised. He noted there is a Provincial permit in place and to deviate from the process the existing permit would have to be amended. Mr. Pyle suggested the report request clarification on what the process would be for staff, through Council, to alter the lake water levels.

Councillor Cooper suggested that the Board request Community Council not consider any such requests until the process is completed.

Mr. Connor noted that as part of the process, criteria will have to be identified.

Ms. Manzer submitted a letter from the Senobe Aquatic Club, dated October 15, 2004, regarding the temporary lowering of the water level in Lake Banook in order to allow the replacement of a deteriorated seawall in front of the club building. The Board agreed to forward the letter to the appropriate HRM staff for action.

#### **4.3 Vegetation Removal on Bell Lake**

Mr. Pyle advised that this issue is in the information gathering stage and is being sent to legal services to take appropriate action.

**4.4 Regional Planning Update**

Mr. Millward reported that Regional Planning staff had met and have moved toward a decision on the growth alternatives that would be recommended to Council.

**5. NEW BUSINESS**

Mr. Pyle advised he had spoken with Ms. Jill Justason, Planner, regarding the Heritage Hill development site visit and the Board agreed to meet at noon on November 17, 2004.

It was requested that agenda item 4.5.5 - Portland Hills West - Sediment Control from the September meeting be added to the November meeting.

**6. CHAIRMAN'S REPORT**

No report provided at this time.

**7. STAFF UPDATE**

No updates provided.

**8. ADDED ITEMS**

**8.1 Portland Hills Bus Rapid Transit Terminal**

Mr. Millward advised Metro Transit is building a terminal at the location of Portland Hills and Portland Street and concern has been expressed regarding the lack of erosion and sediment control at this location. He noted the Board had not been alerted to the fact that this construction was taking place as it is within the vicinity of Bell Lake.

It was agreed that Mr. Pyle would compose a letter to Mr. Mike Labrecque expressing the concern of the Board.

**9. DATE OF NEXT MEETING**

The next meeting is scheduled for November 24, 2004.

**10. ADJOURNMENT**

The meeting was adjourned at 7:30 p.m.

Julia Horncastle  
Legislative Assistant