

**DARTMOUTH LAKES ADVISORY BOARD
MINUTES**

April 30, 2008

PRESENT: Ms. Audrey Manzer, Chair
Ms. Catherine Lunn, Vice - Chair
Mr. Peter Connor
Dr. Mark Trevorrow
Mr. Pierre Clement
Mr. Mark McLean
Dr. Hugh Millward

REGRETS: Councillor Gloria McCluskey
Ms. Christine Hoehne
Dr. Ron Beazley
Dr. Klaus Hellenbrand
Ms. Stephanie Bird

STAFF: Ms. Cathy Spencer, Development Officer
Ms. Shawnee Gregory, 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
5.	CONSIDERATION OF DEFERRED BUSINESS.....	3
6.	CORRESPONDENCE PETITIONS & DELEGATIONS	
6.1	Correspondence - None.	3
6.2	Petitions.	3
6.3	Delegations	
6.3.1	Proposed Development at 1200 and 1216 Cole Harbour Road Commercial Strip Mall - Planning Services.....	3
6.3.2	Dartmouth Watershed Restoration Plan Study - Mr. Stephen Caines, under contract to Nova Scotia Salmon Association..	5
7.	REPORTS	
7.1	Nova Scotia Water Resource Strategy - Discussion and Feedback.	5
7.2	Chairman's Report (oral).....	5
7.3	Staff Update (oral).....	5
8.	ADDED ITEMS.	5
9.	DATE OF NEXT MEETING.....	6
9.	ADJOURNMENT.....	6

1. CALL TO ORDER

The meeting was called to order at 5:25 p.m. in the Findlay Centre Boardroom, 26 Elliot Street, Dartmouth.

2. APPROVAL OF MINUTES - March 26, 2008

MOVED BY Ms. Lunn, seconded by Mr. Clement, that the minutes of March 26, 2008 be approved. MOTION PUT AND PASSED.

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

Additions:

8.1 Red Bridge Pond

Deletions :

6.3.2 Dartmouth Watershed Restoration Plan Study - Mr. Stephen Caines, under contract to Nova Scotia Salmon Association

MOVED BY Dr. Millward, seconded by Mr. Connor, that the agenda, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS - NONE

6. CORRESPONDENCE PETITIONS & DELEGATIONS

6.1 Correspondence - None

6.2 Petitions - None

6.3 Delegations

6.3.1 Proposed Development at 1200 and 1216 Cole Harbour Road Commercial Strip Mall - Planning Services

Ms. Jennifer Chapman, Planner, provided the presentation on the Proposed Development at 1200 and 1216 Cole Harbour Road Commercial Strip Mall. The following highlights were noted:

- There are currently ongoing discussions regarding a proposed subdivision being built behind this property;
- There are currently ongoing discussions regarding extending the Cole Harbour Trail system on to Cole Harbour Road. If this goes forward, the trail would run through the proposed development as the adjacent property is owned by HRM;
- If flood plane mapping occurs it is probable that the area would indeed be regarded as a flood plane.

A discussion ensued with Ms. Chapman and Mr. Neil Wilton, Consultant, responding to questions. The following points as well as suggestions from the Board were as follows:

- There is currently a building and pavement which encroaches on the proposed development property. The applicant has proposed to demolish the building and parking lot in order to naturalize the area;
- The proposed development does not adhere to the twenty (20) metre buffer, however, it is a large improvement over what is currently on the existing lot. The developer would like to relax this requirement of the Regional Plan through remediation as it is a grandfathered pre existing lot;
- There will be a two (2) to one (1) slope on the creek with two (2) feet of fill at the edge of the asphalt that would be sodded and landscaped;
- There will be a catch basin with an oil skimmer which will outfall into an existing brook and the rest will sheet flow across to the back;
- The vegetative area at the back will remain undisturbed in order to maintain runoff and the natural flow of the creek;
- There will be drains on the east and west ends of the parking lot that will flow into the street. The Board also requested that a curb be added;
- There will be a five (5) to six (6) inch footing drain at the back of the building;
- The Board advised that there is much more advanced technology available and noted that they would prefer the use of storm ceptors;
- The proposed development will have a flat roof and water will drain through a pipe at the west end into the creek flowing south;
- If possible, it was recommended that the roof be white like the one on WalMart in Dartmouth Crossing. The Board advised that if the creek was inhabited by fish that there may be an issue with temperature fluctuations due to the roof water runoff and a white roof may help alleviate this;
- The enviro fence will run from Cole Harbour Road and all around the proposed development. The Board advised that enviro fences are often not properly installed and that their implementation may disturb the earth, therefore, they requested that the developer be cautious in its installation. It was recommended that HRM staff inspect the fence once it was completed and that it be properly maintained;
- The Board requested that the developer employ catch basin filter bags at both new and existing catch basins. The road beds should also be cleaned before the bags are pulled out;

- The application was ready to be drafted into an agreement in order to go before Regional Council. HRM engineering staff will also review the application;
- The Board requested that lower denser shrubbery be planted along the water's edge;
- The Board requested naturalized planting as well as a separate landscaping plan with a planting list; suggesting that native, non fertilized species should be used.

6.3.2 Dartmouth Watershed Restoration Plan Study - Mr. Stephen Caines, under contract to Nova Scotia Salmon Association

This item was deleted from the agenda as Mr. Caines was not ready to present his findings at this time. His presentation will be deferred or Mr. Caines will simply distribute his information to the members.

7. REPORTS

7.1 Nova Scotia Water Resource Strategy - Discussion and Feedback

The Board provided feedback on the Nova Scotia Water Resource Strategy. The following points were noted:

- If a significant amount of residents are using wells and septic systems then water quality in lakes becomes a drinking water and, therefore, a direct public health issue. This fact should provide the government with a greater motivation for preserving and protecting lake water;
- A large part of the Regional Plan was to get households off of well systems and on to central services;
- Developers hire their own water quality consultants and send their findings on to Mr. Tony Blouin, Manager, Environmental Performance (Water).

The Board would like to invite Mr. Blouin to their June 2008 meeting with specific reference to Russell Lake and for an update on his current monitoring programs.

7.2 Chairman's Report (oral)

The Chair requested a discussion on the draft Dartmouth Lakes Advisory Board Terms of Reference as well as a letter to Councillor Karsten at the end of the meeting.

7.3 Staff Update (oral)

Ms. Spencer had nothing to add at this time.

8. ADDED ITEMS

8.1 Red Bridge Pond

The Board would like to invite Mr. Ian Guppy, Senior Environmental Engineer, to attend their May 2008 meeting in order to explain the drawings and plans he had submitted. The Board also noted that they were disappointed that they were not considered at an earlier stage in this process. Their normal role was to provide input and advice at earlier stages and they felt that, in this case, they were not given the appropriate opportunity to provide that advice. The members stated that although it may not be a requirement for the municipality to seek such advice from the Dartmouth Lakes Advisory Board that it was appropriate that the municipality go through the same advice and approval procedure that they would require from private developers.

The Board would also like to ask Mr. Guppy what the new role of the Halifax Water Commission was and what other projects were currently underway.

9. DATE OF NEXT MEETING

The next meeting was scheduled for Wednesday, May 28, 2008.

10. ADJOURNMENT

The meeting was adjourned at 6:54 p.m.

Shawnee Gregory
Legislative Assistant