

HALIFAX REGIONAL MUNICIPALITY

DARTMOUTH LAKES ADVISORY BOARD MINUTES OCTOBER 29, 2003

PRESENT: Ms. Audrey Manzer, Chairman
Mr. Robert Bell
Mr. Pierre Clement
Councillor Ron Cooper
Dr. Don Gordon
Ms. Christine Hoehne
Ms. Catherine Lunn
Dr. Hugh Millward
Mr. John Osborne

REGRETS: Ms. Stephanie Bird (regrets)
Dr. Ron Beazley
Dr. K. Hellenbrand
Dr. Paul Hines

STAFF: Mr. Kurt Pyle, Planner
Mr. Sean Audas, Development Officer
Ms. Sherryll Murphy, Legislative Assistant

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1. CALL TO ORDER

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

Ms. Manzer introduced Sean Audas, Development Officer for the Eastern Region.

2. APPROVAL OF MINUTES - September 24, 2003

MOVED by Dr. Millward, seconded by Ms. Lunn that the minutes of September 24, 2003 be approved, as distributed. MOTION PUT AND PASSED UNANIMOUSLY.

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

The Committee agreed to consider item 5.1 Proposed Addition (As of Right) - 403 Waverley Road immediately following the approval of the order of business.

Addition:

5.2 Artificial Wetlands - Pierre Clement

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

5.1 Proposed Addition (As of Right) - 403 Waverley Road

- A site plan of the proposed addition at 403 Waverley Road was before the Committee for consideration.

Mr. Sean Audas, Development Officer, Eastern Region, noted that part of his responsibility was to issue permits for as of right development. He went on to indicate that he understood that one of the steps in this process is that as of right development on any watercourse within the area of the Harbour East Community Council is brought to this Board for review. The Board may then make recommendations to the property owner regarding the development of the property.

The Chair noted that the Board had held a discussion at it's previous meeting regarding as of right development and the use the guidelines for development on a single lot abutting a lake or watercourse, developed for the former City of Dartmouth by the Dartmouth Lakes Advisory Committee.

Mr. Audas went on to comment that he would like to return to the practice of this Board providing advice to property owners in these situations. He went on to report that the property owner in this instance was aware that this matter is before the Board this evening and that recommendations will be coming out of discussions.

Mr. Audas went on to describe the proposed as a foundation with a deck laid over that foundation. The work is being carried out 27 feet from the lake and the proposal also includes upgrading of the existing foundation.

A brief discussion ensued with the note being made that siltation from the excavation is the greatest concern and any steps which can be taken, including the following, are **recommended**:

- Any fill that has to be removed be taken immediately off site
- If fill is retained on site for the purpose of backfilling, this fill be stabilized as soon as possible (e.g. covered with polyethylene sheeting/tarps)
- The property be backfilled as soon as feasible and rehabilitated (planting etc.)

Another concern is contaminants such petroleum derivatives entering the lake, consequently, it is **recommended** that no machinery refuel at the back at the property

A brief discussion ensued regarding the DLAB/City of Dartmouth guidelines utilized with the granting of building permits prior to amalgamation. The Chair indicated she would attempt to retrieve the guidelines. Dr. Clement suggested that they be circulated for review and updating and upon completion of the review, the guidelines be provided to other areas of HRM as it likely they would have value to all of HRM.

In response to a request by Mr. Audas for clarification of the area covered by the Dartmouth Lakes Advisory Board, the Chair advised that the area is the Harbour East Community Council area with the exception of the Lake Major watershed. The Chair further noted that the focus of the Board is primarily freshwater: watercourses, lakes and watersheds. The Board has not in the past discussed development on salt water.

Ms. Manzer thanked Mr. Audas for bringing this matter to the Board.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Paddlers Cove Development - Wind Study

Mr. Kurt Pyle, Planner, provided a brief update noting that the company carrying out the wind study had provided preliminary results to both the developers and the Canoe Association regarding the impact on the canoeing course. He went on to note that based on the meeting,

it was apparent that the scope of the work has to be determined. The intent is to refine the time of day involved to put it in the hours during which canoeing competitions are held. The study will also be confined to the 125 meters of the course that would be impacted by this development. Mr. Pyle noted that he hoped to have a full report for the next meeting of the Board.

A brief discussion ensued with Mr. Pyle confirming that a significant impact on the course, may result in modifications to the development. He further noted that the wind impact study would be presented to the public. Mr. Pyle is to advise members of the Board when this meeting is scheduled.

4.2 Japanese Knotweed

Dr. Millward advised that although he had been able to locate a reference, that is a thesis done at St. Mary's University, he has not been unable to obtain a copy of the thesis. Providing the reference, Dr. Millward indicated that he would continue to attempt to locate a copy.

4.3 Update - Exposed Land at Portland Hills

Mr. Pyle provided a brief update noting that he had discussed the matter with Kenda MacKenzie, Development Engineer for the Eastern Region. He advised that an Engineering Technician had visited the site and noted that any issues arising from that visit were being addressed. Mr. Pyle went on to report that a meeting of managers was being held regarding the enforcement of erosion and sediment controls.

Dr. Millward expressed concern that acres of clay had been exposed at one time. He indicated that work on at least two roads and a connecting road was underway. Dr. Millward noted that the exposure had led to a disastrous amount of sediment being dumped into the lake as a result of Hurricane Juan.

Mr. Pyle noted that the Committee may wish to require in future development agreements that only a certain percentage or an absolute limit of acres be exposed at one time. This would reflect past practice, when it was recommended that only a limited number of lots could be opened at one time. He noted that the present Development Agreement did not have a set value to which the developer is held. He reiterated that future development agreements should be more specific.

After a further discussion, Mr. Pyle confirmed that there was more opening of land to be done relative to this development.

The Board agreed that the Chair, with assistance from Mr. Pyle, is to direct a letter to Mike Hanusiak of Clayton Developments to express concern.

4.4 Public Consultation Process - Improved Environmental Protection Requirements (Harbour East Community Council area)

Mr. Pyle noted that he has reviewed the report developed by the Board for the Harbour East Community Council. He went on to note that the report covered issues including setbacks, buffers around watercourses and erosion and sediment control. Mr. Pyle sought clarification of exactly what the Board would like to see relative to improved environmental requirements.

Following a brief discussion, the Board agreed that the Eastern Passage/Cow Bay process be used as a basis and that Mr. Pyle prepare an outline for the next meeting including how the process could be implemented.

A discussion of how the amendments to the differing Plans would be achieved, it was suggested that the process could be in two stages with the Dartmouth amendments being considered and dealt with first and then the Cole Harbour amendments could be reviewed.

5. NEW BUSINESS

5.1 Proposed Addition (As of Right) - 403 Waverley Road

This matter was dealt with earlier in the meeting.

5.2 Artificial Wetlands - Pierre Clement

Mr. Clement referred to the artificial wetland near the outfall from Settle Lake (referred to as the Cole Harbour Marsh). He questioned the effectiveness of the wetland given the amount of vegetation present. He went on to ask if there is or should be maintenance of the biology growing there. Mr. Clement indicated that he would like to discuss artificial wetlands as tools for managing storm water and requested that the topic be added to a future agenda.

Dr. Gordon noted the more vegetation the better filtration. He indicated it would be interesting to document where these engineered wetlands are located. The Chair stated that the Cole Harbour marsh is not really an engineered wetland, not having been designed and built as such. There is however, a true engineered wetland at the other end of Settle Lake.

After a further short discussion it was generally agreed that the Board would like to know more about engineered wetlands. Mr. Clement is to investigate and bring information back to the Board in this regard. Input from all members of the Board is welcomed.

6. CHAIRMAN'S REPORT

Ms. Manzer noted that work is being undertaken on the small sewage treatment plant on Red Bridge Pond. HRM engineer Guppy has provided her with plans for this project. The Chair went on to note that a portion of the existing parking will be utilized for the plant in the future. Ms. Manzer asked if, in light of this work, there would be any changes to the boat launch.

Mr. Pyle indicated that he would follow up with Recreation staff in this regard.

Ms. Manzer, advised with regret, that she has received Mr. Bell's resignation and went on to thank him warmly for his contribution while on the Board. She further reported that Peter Connor has been nominated to represent the Urban Development Institute of Nova Scotia, replacing Mr. Bell.

The Chair further advised that John Osborne would be resigning effective the end of the year as the organization he represented, Community Planning Association of Canada, is no longer active. Ms. Manzer expressed regret and later in the meeting confirmed that another appropriate organization would be sought out as a possible replacement in order to maintain the membership numbers.

Completing her report, Ms. Manzer noted that Mr. Paul Hines had indicated last Spring that due to work demands he would be resigning from the Board. Mr. Hines will now recruit someone from the Defence Research Establishment Atlantic (DREA) to serve on the Board.

7. STAFF UPDATE

Mr. Pyle indicated that he had no further items.

7.1 Update Regional Plan

Dr. Millward provided a brief update on the Regional Plan including the following:

- the response to the workbook has been considerably higher than anticipated and those responses are now being processed
- three focus groups are ongoing with those participating having been selected according to a template and not having completed a work book
- the responses received in the focus groups are intended to verify the finding of the workbook

Note was made that an update on the Regional Plan by Dr. Millward is to become a standing agenda item.

8. DATE OF NEXT MEETING

The next meeting of the Board is to be held on Wednesday, November 26, 2003.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 6:35 p.m.

Sherryl Murphy
Legislative Assistant