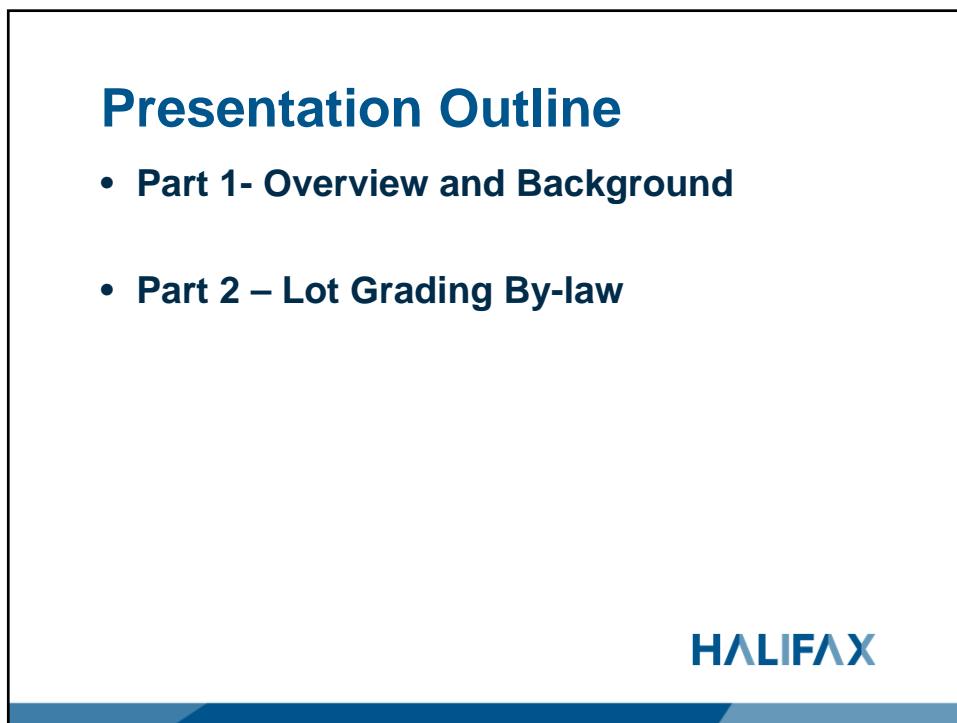


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**Proposed Lot
Grading By-law**

Halifax Regional Council
Committee of the Whole
April 26, 2016



Presentation Outline

- Part 1- Overview and Background
- Part 2 – Lot Grading By-law

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Part 1 - Overview & Background Stormwater Responsibilities

Province of NS

- Watercourses and Wetlands

Halifax Water Commission

- Pipes and Ditches

Halifax Regional Municipality

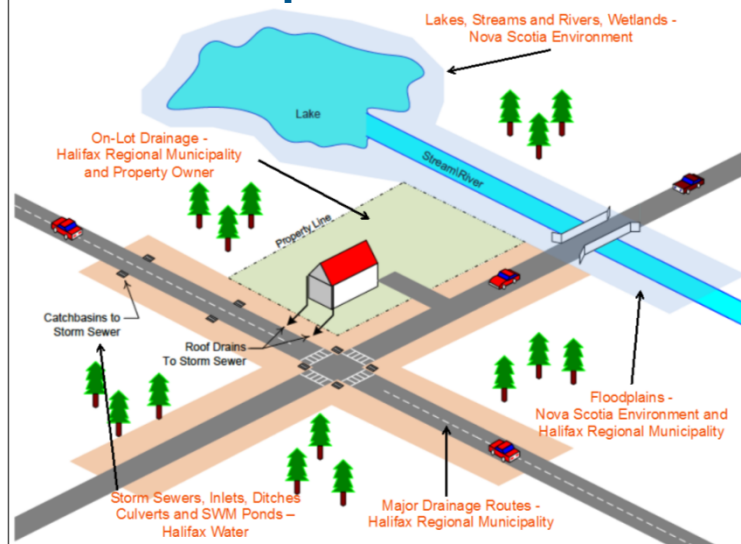
- Overland Flow
 - Impacts of Development
 - within the Right of Way

Lot Grading and
Stormwater By-laws

Private Property Owner

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Part 1 - Overview & Background Stormwater Responsibilities



Source: Halifax Water Integrated Resource Plan

Part 1 - Overview & Background

Policy Direction

- Regional Plan Policy for Stormwater Management & Erosion Control By-law for new developments
 - improve water quality and reduce quantity of run-off
- Best Practice:
 - Lot Grading By-law for low density residential
 - Stormwater By-law for balance of development

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Part 1 - Overview & Background

What is a Lot Grading By-law?

“consolidated” regulation – Lot grading is contained in several by-laws, development agreements, and sometimes by private developers

Sets grading standards for new development
Requires builders AND homeowners to comply

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Part 1 - Overview & Background **A Lot Grading By-law is NOT...**

Lot Grading By-law does NOT address existing drainage problems

- Private Property Drainage Policy
- Drainage Ordinances, Streets By-law
- Halifax Water Rules & Regulations
- Civil law

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Part 1 - Overview & Background **Previous Direction from Council**

- Prepare, for Public Hearing, a consolidated Regional Lot Grading By-Law
- Continue to develop a Stormwater Management By-Law

Both of these actions together make up the “Stormwater Functional Plan”

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Part 2 – Lot Grading By-law

Date

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Part 2 - Lot Grading By-law Specific Direction

Direction from Council for Lot Grading By-law

- Include the entire Municipality;
- Streamline the deposit system and consider an alternative approach to remedy;
- Include a requirement for minimum soil depth; and,
- More effectively address uncompleted landscaping.

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Part 2 - Lot Grading By-law

Summary of Provisions

Deposit, Remedy, Increased Effectiveness

- Elimination of Deposit
- Increased remedy – lien and appeal provisions
- Embed grading standards in the by-law
- Owner, occupancy definitions

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Part 2 - Lot Grading By-law

Summary of Provisions

Scope of Application

- Expand scope to apply to ALL low density residential (use building code definition)
- Extend to Town of Bedford for low density residential – no practical effect

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Next Steps...

Begin Formal Adoption Process for Lot Grading By-law

- Begin consultations with RELANS

Draft contents of Stormwater Management By-law.

- Fully integrated with Halifax Water

Monitor effectiveness of approach to Lot Grading

- Amendments can be brought forward with Stormwater Management By-law.

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