

**Item No. 11.5.2**  
**Halifax Regional Council**  
**June 25, 2013**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original Signed  
Councillor Dalrymple, Chair, Environment & Sustainability Standing  
Committee

**DATE:** June 11, 2013

**SUBJECT:** Stormwater Management & Lot Grading By-Law

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### **RECOMMENDATION REPORT**

#### **ORIGIN**

- Regional Plan, Policy SU 28: Stormwater Management Functional Plan
- Environment & Sustainability Standing Committee, April 16, 2012 – Information Report 3

#### **LEGISLATIVE AUTHORITY**

- *HRM Charter*, Section 232: “Council may make by-laws setting standards and requirements respecting stormwater management.”
- Environment & Sustainability Standing Committee - Terms of Reference, Section 3.5: The Standing Committee may undertake “other related activities in the area of water resource management as identified by the Standing Committee and approved by Regional Council.”

#### **RECOMMENDATION**

The Environment & Sustainability Standing Committee recommends that Halifax Regional Council direct staff to:

1. Consult with external stakeholders, including Halifax Water, the Nova Scotia Homebuilders’ Association and the Development Industry, to help formulate recommended objectives for a Stormwater Management and Lot Grading By-Law;

Recommendations continue on page 2.....

2. Consult with the Regional Watershed Advisory Board to help identify objectives and desired outcomes of a Stormwater Management and Lot Grading By-Law; and
3. Prepare a recommendation articulating the objectives of a Stormwater Management and Lot Grading By-Law for review and consideration of the Environment & Sustainability Standing Committee, and for recommendation to Regional Council.

### **BACKGROUND**

Development of a harmonized stormwater management and lot grading by-law is an outstanding municipal policy and regulatory matter. To advance the work, staff wish to consult with internal and external stakeholders in order to articulate objectives and desired outcomes of a harmonized stormwater management and lot grading by-law.

### **DISCUSSION**

The Environment & Sustainability Standing Committee reviewed this matter on June 6, 2013. They expressed support for the recommendations outlined in the staff report of April 26, 2013 and requested that the matter be brought to Regional Council as soon as possible.

### **FINANCIAL IMPLICATIONS**

As outlined in the staff report of April 26, 2013.

### **COMMUNITY ENGAGEMENT**

Meetings of the Environment & Sustainability Standing Committee are open to the public.

### **ENVIRONMENTAL IMPLICATIONS**

As outlined in the staff report of April 26, 2013.

### **ALTERNATIVES**

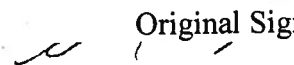
Regional Council may choose not to direct staff to undertake the development of the bylaw in the proposed manner.

**ATTACHMENTS**

1. Staff Report dated April 26, 2013
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A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Ted Aubut, Legislative Assistant, 490-6519

Financial Approval by:  Original Signed  
Greg Keefe, Director of Finance & ICT/CFO, 490-6308

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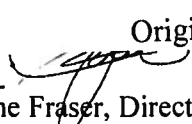


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# Attachment 1

Environment & Sustainability Standing Committee  
June 6, 2013

**TO:** Chair and Members of Environment & Sustainability Standing Committee

**SUBMITTED BY:**  Original Signed  
Jane Fraser, Director, Planning & Infrastructure

**DATE:** April 26, 2013

**SUBJECT:** Stormwater Management and Lot Grading By-Law

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## RECOMMENDATION REPORT

### ORIGIN

- Regional Plan, Policy SU 28: Stormwater Management Functional Plan.
- Environment & Sustainability Standing Committee, April 16, 2012: Lot Grading By-Law.

### LEGISLATIVE AUTHORITY

HRM Charter, By-Law regarding stormwater, 353.

### RECOMMENDATION

It is recommended that the Environment & Sustainability Standing Committee request that Regional Council direct staff to:

1. Consult with external stakeholders, including Halifax Water, the Nova Scotia Homebuilders' Association and the Development Industry, to help formulate recommended objectives for a Stormwater Management and Lot Grading By-Law;
2. Consult with the Regional Watersheds Advisory Board to help identify objectives and desired outcomes of a Stormwater Management and Lot Grading By-Law; and
3. Prepare a recommendation articulating the objectives of a Stormwater Management and Lot Grading By-Law for review and consideration of the Environment & Sustainability Standing Committee.

## **BACKGROUND**

Stormwater management is a major challenge for communities and municipalities. Rainfall events may result in both flooding and/or environmental incidents (sediment loading) affecting lakes and properties.

An outstanding municipal policy and regulatory activity is the development of a harmonized stormwater management & lot grading by-law.

## **DISCUSSION**

During development of a project charter for the by-law development and best practices review, and scanning other by-laws, staff identified a key question: “What specifically is the objective and desired outcome?”

While reviewing other municipal by-laws, staff realized that a stormwater management by-law may face a contradictory objective. The prompt evacuation of rainwater from a property into a storm sewer system may be contrary to the objective of low impact development and slowing of rainwater impact on the storm sewer system. Additionally, potential solutions and regulations may have a variety of restrictive or enabling impacts on homeowners or developers.

Prior to developing the project charter, or developing policy recommendations, it is critical that staff and Regional Council understand and approve direction to meet the community’s desired outcome.

## **FINANCIAL IMPLICATIONS**

There are no immediate budget or financial implications to this request. However, a Stormwater Management & Lot Grading By-Law could potentially have compliance and regulatory capacity implications. Those implications would be identified in the development of the By-Law.

## **COMMUNITY ENGAGEMENT**

This report will lead to community engagement.

## **ENVIRONMENTAL IMPLICATIONS**

Stormwater management has profound impacts on natural assets and physical assets in HRM.

## **ALTERNATIVES**

This Committee may choose to not direct staff to articulate the desired community outcome.

**ATTACHMENTS**


None

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A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

**Original Signed**

Report Prepared by:

  
Richard MacLellan, Manager, Energy & Environment, 490-6056

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