

**Environment & Sustainability Standing Committee
December 5, 2013**

TO: Chair and Members of Environment & Sustainability Standing Committee

Original Signed

SUBMITTED BY: _____
Jane Fraser, Director, Planning & Infrastructure

DATE: October 4, 2013

SUBJECT: **Model Community Plan Environmental Section**

ORIGIN

Environment & Sustainability Standing Committee, 7.1.1, October 3, 2013

LEGISLATIVE AUTHORITY

HRM Charter: Power to make By-Laws, 188

RECOMMENDATION

It is recommended that the Environment & Sustainability Standing Committee

1. Request that the Regional Watershed Advisory Board review the report (attached): Boilerplate Environmental Section for Community Plans, completed by Genivar, and provide comments directly to staff to inform a Model Community Plan Environmental Section; and
2. Direct staff to prepare a Model Community Plan Environmental Section for the consideration of the Environment & Sustainability Standing Committee recommendation to Regional Council.

BACKGROUND

At the October 3, 2013, Committee meeting, Environment and Sustainability Standing Committee recommended to Regional Council to direct staff to:

1. Prepare, for Public Hearing, a consolidated Regional Lot Grading By-Law based on the objectives outlined in this report;
2. Develop a Memorandum of Understanding on Erosion and Sedimentation Control with Halifax Water, Nova Scotia Environment, Clean Nova Scotia, and the Nova Scotia Homebuilders Association;
3. Continue to develop a Stormwater Management By-Law based on the objectives outlined in this report;
4. Develop a standardized Environmental Section template for consideration of objectives outside the scope of the Lot Grading By-Law or Stormwater Management By-Law, for future secondary planning projects; and
5. Align the Streets By-Law to the Wastewater Rules and Regulations with respect to substances originating on private property, crossing the right-of-way and entering the storm system.

The intent of this policy project is to start activity on recommendation #4 and engage the Regional Watershed Advisory Board.

DISCUSSION

Currently, the Municipality administers a number of By-Laws with respect to Lot Grading and Stormwater Management including the following:

- HRM By-Law L300, Respecting Lot Grading and Drainage
- HRM By-Law S300, Respecting Streets
- City of Dartmouth W100, Obstruction of Waterflow
- City of Halifax Ordinances 142, Streams and Drains
- Halifax County By-Law 40, Topsoil
- Halifax County By-Law 41, Excavation
- Town of Bedford By-Law 23290, Grade Alteration
- 22 Land Use By-Laws
- Regional Subdivision By-Law

The completed Model Community Plan Environmental Section will inform future community planning projects.

Project Overview:

Project Name: Model Community Plan Environmental Section
Project Description: <ul style="list-style-type: none">• To develop a standardized model environmental section to consistently inform future community planning projects
Project Sponsor: <ul style="list-style-type: none">• Environment and Sustainability Standing Committee
Problem Statement: <ul style="list-style-type: none">• This project is intended to harmonize the 22 Land Use By-Laws to a consistent standard, meeting Regional Plan policy direction and community expectations within the legislative authority of the HRM Charter.
Schedule: <ul style="list-style-type: none">• Completion by March 31, 2015
Cost: <ul style="list-style-type: none">• Anticipated costs to be less than \$10,000. Budget available in D935 Energy & Environment
Scope: <ol style="list-style-type: none">1. RWAB completion of Genivar report review; Discussion of recommended policy sections and statements and comments to staff; Complete prior to June 2014.2. Staff preparation of draft Model Community Environmental Section; review and engagement with key stakeholders (including development, homebuilders, and public); Completion of Model and recommendation to ESSC.
Quality: <ul style="list-style-type: none">• The project quality will be informed by applicable legislation, Regional Plan policy, and existing Community Plan policy.
Deliverables: <ol style="list-style-type: none">1. Template/Checklist of Environmental Section options2. Draft Environmental Section for consideration of adoption in existing Community Plans

FINANCIAL IMPLICATIONS

Costs to complete the recommended project activities are included in existing operating budget D935 (Energy & Environment).

COMMUNITY ENGAGEMENT

The Regional Watershed Advisory Board will be consulted by staff prior to development. The model can be used to inform future community planning projects, which require public engagement.

ENVIRONMENTAL IMPLICATIONS

A Model Community Plan Environmental Section could improve long term policy impacts to the environment.

ALTERNATIVES

Committee may choose to not advance this policy project at this time.

ATTACHMENTS

Boilerplate Environmental Section for Community Plans
<http://www.halifax.ca/environment/sem.html>

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.

Report Prepared by: _____ Original Signed _____
Richard MacLellan, Manager, Energy & Environment, 490-6056
