

**Environment & Sustainability Standing Committee
April 16, 2012**

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

SUBMITTED BY:



Peter Stickings, Acting Director, Planning & Infrastructure

DATE: March 19, 2012

SUBJECT: Revised Lot Grading By-Law

INFORMATION REPORT

ORIGIN

At December 1, 2011, meeting of the Environment and Sustainability Standing Committee, a motion was passed to request staff to investigate the feasibility of requiring as a condition of issuing a Building Permit in non-serviced areas of HRM, that the house and auxiliary buildings be placed on the lot such to avoid being flooded. Further, that drainage from these buildings are not directed to natural watercourses nor directed in such a manner as to adversely affect neighbouring properties (i.e. to cause flooding).

BACKGROUND

At the December 1 meeting, concern was expressed with placement of homes on lots that experience repeat flooding during heavy rain. Discussion was held related to the Stormwater Management Plan and Lot Grading By-Law and a suggestion was made to review floodplain legislation.

DISCUSSION

The Regional Plan directs that the Municipality is to prepare a Stormwater Management Functional Plan. As a component of this plan, staff will be proposing that a stormwater management and lot grading by-law be prepared to replace the existing lot grading by-laws. In addition to regulating lot grading to prevent flooding of development, the By-Law would also seek to address on-site stormwater quantity and quality issues.

A discussion paper and work plan is currently being prepared by Planning staff for review by the Environment and Sustainability Standing Committee.

BUDGET IMPLICATIONS

Not applicable

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT


Not applicable

ATTACHMENTS

None

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: Paul Morgan, Planner, Planning & Infrastructure, 490-4482

Report Approved by: 
Austin French, Manager, Planning Services, 490-6717
