

Information 3

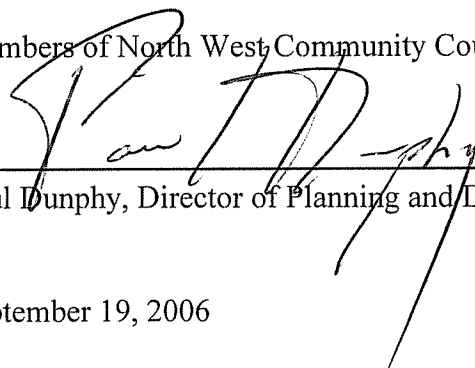


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**North West Community Council
September 28, 2006**

TO: Members of North West Community Council

SUBMITTED BY:



Paul Dunphy, Director of Planning and Development Services

DATE: September 19, 2006

SUBJECT: Siltation from Construction Sites

INFORMATION REPORT

ORIGIN

July 20, 2006 meeting of the North West Community Council.

BACKGROUND

During the public participation portion of the July 20, 2006 meeting of the North West Community Council, concern over the amount of silt being released from developing properties during heavy rain events was raised. North West Community Council was advised that the Nova Scotia Department of Environment and Labour, as the regulatory agent, was contacted and they indicated that they would investigate various sites. It was suggested that HRM requires greater controls. Council forwarded pictures presented to them to the Development Engineer for review and a response to Council for the September 28, 2006 meeting.

DISCUSSION

Erosion and sedimentation control measures are a critical component of all construction activities where ground disturbance may result in soils escaping beyond the limits of disturbance as a result of a rain event. These measures are even more critical when proposed development is near or adjacent to a wetland or watercourse.

As a part of the requirements for the development application for larger projects, an erosion and sedimentation control plan, designed and prepared by a Professional Engineer, is required to be

submitted to HRM. This plan is required to be in accordance with Nova Scotia Department of Environment and Labour (NSEL) Erosion and Sedimentation Guidelines. The contractor is responsible to ensure that the installation of the erosion controls is in accordance with the plan and that there is on-going maintenance during the construction. These are crucial to the control of sedimentation from sites.

While HRM does not hold jurisdiction over erosion and sedimentation control, staff attempt to address issues before they become siltation problems. Development Engineering staff visit the construction sites on a regular basis and discuss any findings or discrepancies with the site supervisor. Attempts are also made to contact the various site supervisors when significant rain events are forecasted for the area as a reminder to check that the erosion and sediment controls are in place and functioning properly. In situations where siltation issues do arise, Development Engineering contacts NSEL to investigate possible violations of the regulations.

In regards to the photographs provided to the North West Community Council and forwarded to Development Engineering for review and comment, the pictures are of several sites in and around the Central Region and pertain to different developments and involve separate contractors. The various sites have been visited and problems discussed with either the developer or the contractor responsible for the work. Where it was deemed necessary, extra measures were implemented to reduce erosion problems. Final grading and landscaping that will be in place shortly will further enhance these various sites and aid in preventing erosion problems.

While Development Engineering endeavours to keep abreast of erosion and sediment control problems arising from construction activities related to development, the elimination of these issues is extremely difficult due to the nature of the weather systems and soil conditions in this region. HRM staff are continuing to work with NSEL staff to improve current processes and improve the ability to address siltation problems.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

ALTERNATIVES

None.

ATTACHMENTS

Photos submitted to North West Community Council

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

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