

Part 1 - Overview & Background Stormwater Responsibilities

Province of NS

- Watercourses and Wetlands

Halifax Water Commission

- Pipes and Ditches

Halifax Regional Municipality

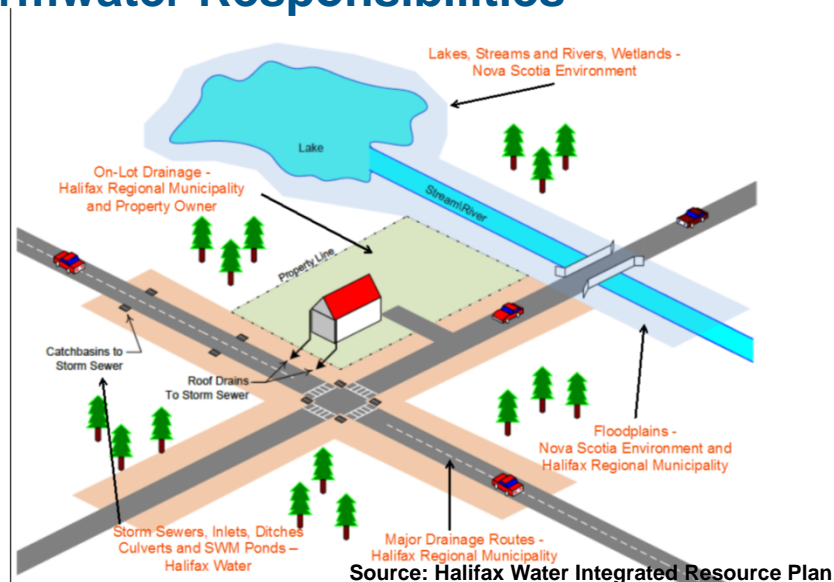
- Overland Flow
 - Impacts of Development
 - within the Right of Way

Lot Grading and
Stormwater By-laws

Private Property Owner

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Part 1 - Overview & Background Stormwater Responsibilities



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

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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) connected to central sewer
- Extend to Town of Bedford for low density residential – no practical effect

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Part 2 - Lot Grading By-law

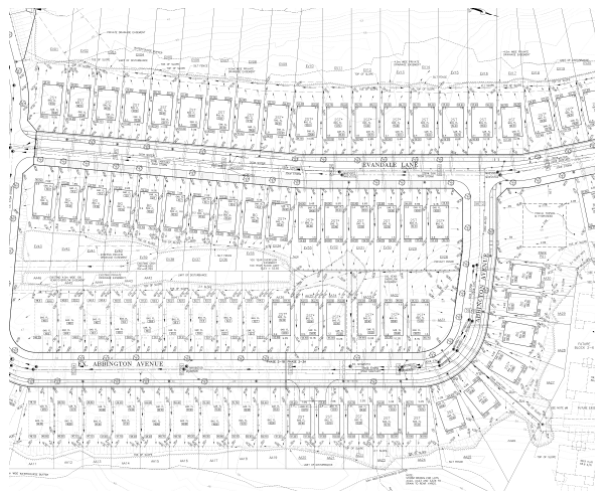
Does NOT include.....

- Development that is not connected to a central sewer
 - Large lot development beyond Urban Service Area
- Provisions for minimum top soil depth

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Part 2 - Lot Grading By-law

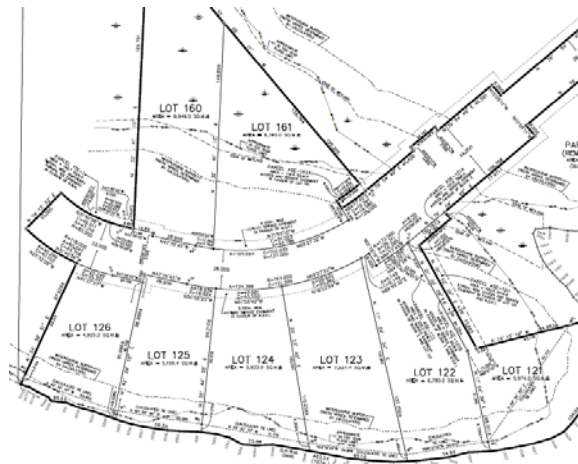
Urban Development



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Part 2 - Lot Grading By-law

On-site well and Septic



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Part 2 - Lot Grading By-law

Key Question

Are Lot Grading Plans needed in addition to the subdivision plans for new lots with on-site septic?

Sub-division regulations:

- Sub-divisions over 8 lots are by development agreement
- Driveway culverts are installed
- Drainage system is identified and designed - ditches, culverts, and overland flow routes.

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Part 2 - Lot Grading By-law

Soil depth.....

- Lot Grading By-laws typically do not regulate depth of top soil
- Can be considered when Stormwater By-law is Developed

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Next Steps...

Begin Formal Adoption Process for Lot Grading By-law

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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