



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

3.

Halifax Regional Council
June 28, 2005

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director, Planning & Development Services

DATE: June 21, 2005

SUBJECT: Lot Grading and Sedimentation

INFORMATION REPORT

ORIGIN

During the month of May, HRM received more than four times the normal amount of rainfall. This resulted in numerous flooding and siltation complaints. Staff have prepared this report to provide Regional Council with an overview of this situation and initiatives being carried out to address grading and siltation issues.

BACKGROUND

Currently, there are three different by-laws which deal with site disturbance. These by-laws were enacted by the former municipal units and vary greatly on their level of regulatory control. Provincial regulations are also applicable.

The Lot Grading by-law applies in the serviced areas of the former County and Cities of Halifax and Dartmouth and regulates grading of single and two unit residential dwellings. The Grading Alteration By-law regulates the grading of all types of lots within the former Town of Bedford. Neither of these by-laws directly regulates erosion and sedimentation control. The Topsoil By-law applies to specific sites within the former County. While it does regulate the release of sediment from sites, it is quite restrictive in the areas and types of uses over which it applies. The Nova Scotia Department of Environment regulates erosion and sedimentation control through it's NSDEL Erosions and Sedimentation Control Manual.

DISCUSSION

Due to the significant rainfall in the month of May, excessive runoff and ground saturation rendered many control measures ineffective. This resulted in considerable flooding and siltation. In many cases, additional regulations and site stabilization would not have been effective due to the significant and continuous rainfall.

Under the 2005/06 business planning process, staff noted that a review of the existing regulations relating to grading and sedimentation would be undertaken. Staff have recently hired Dillon Consulting to undertake a study on stormwater management. The study is a joint undertaking between Planning & Development and Environmental Management Services. There are numerous deliverables of the study including an analysis of other jurisdictions across Canada and their regulations and best practices relating to grading and sedimentation. The study is anticipated to be completed in early fall. The information presented in the study will then form the framework for a stakeholder consultation. This consultation and study framework will provide staff with significant information to form the basis of a revised bylaw to replace the dated existing regulations. It is anticipated that the stakeholder consultation and creation of a revised by-law will be carried out during the winter of 2005/06.

BUDGET IMPLICATIONS

There are no budget implications.

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.

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Denise Schofield, P.Eng, A/Manager, Development Engineering

Report Reviewed by:

Kellea Redden June 27/05
Kellea Redden, Financial Consultant, 490-6267