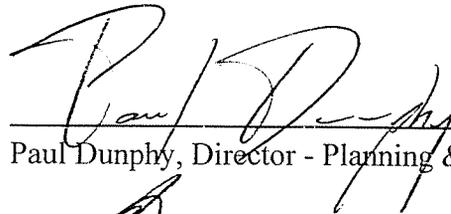
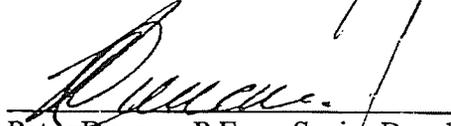

Halifax Regional Council
February 26, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Paul Dunphy, Director - Planning & Development Services



Peter Duncan, P.Eng., Senior Development Engineer

DATE: February 20, 2002

SUBJECT: Status Update - Lot Grading By-law Amendments

INFORMATION REPORT

ORIGIN

On September 18, 2001, Regional Council instructed staff to review the Lot Grading By-Law that currently applies in the former Halifax County area and to bring it forward for consideration for adoption in Halifax and Dartmouth as an interim step; and, in the longer term, that staff review the By-Law and see how it applies throughout HRM. (Status sheet item #11.1)

BACKGROUND

A Lot Grading By-law regulates grading and drainage which occurs during development of a lot. Lot grading plans are required to be submitted with the application for a Building Permit, to ensure either:

- (a) the grading of a lot complies with an approved sub-division grading plan, or;
- (b) that the appropriate professional is involved in the grading design if a deviation from the sub-division grading plan is desired, or if no sub-division grading plan exists.

Lot Grading by-laws are currently in effect in the former County of Halifax and Town of Bedford. The former cities of Dartmouth and Halifax have no formal lot grading by-law.

DISCUSSION

This report is intended as an update to members of Regional Council on the status of the review of the Lot Grading By-law of the former County of Halifax.

Amendments have been drafted which would adopt the former County By-law in Dartmouth and Halifax. The amendments have been circulated to both Industry and HRM Legal Services for comment. Internal peer review by the appropriate staff is also underway.

The schedule for completion of the amendments and subsequent presentation to Regional Council is dependant upon the nature of the comments received. It is however expected that draft amendments will be presented to Regional Council for adoption within two (2) months.

BUDGET IMPLICATIONS

N/A

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

N/A

ALTERNATIVES

N/A

ATTACHMENTS

None

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: Peter Duncan, P.Eng., Manager - Development Engineering