



Recommended Actions

Recommendations 1 - 3

Adopt proposed Lot Grading By-law for Low Density Residential

Recommendation 4

Develop contents of a stormwater by-law for the balance of development

Both by-laws together replace a Stormwater Functional Plan

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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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Lot Grading By-law 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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Lot Grading By-law Provisions

Scope of Application

- Expand scope to apply to ALL low density residential (use building code definition)
- Extend to Town of Bedford for low density residential – no practical effect

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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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Stormwater By-law Contents

- Sedimentation and erosion control provisions
- Best Management Practices to protect water quality
- Maintenance provisions for private stormwater features
- Top Soil depth provisions
- General grade alteration provisions – pools, sheds, etc

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Next Steps...

Adopt Consolidated 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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