

Not present: Councillors: Dalrymple, Mason, Mosher, and Johns

11.2 Proposed By-law L-400, Respecting Lot Grading – Lot Grading and Stormwater Management By-laws and Administrative Order 15, Respecting License, Permit and Processing Fees

The following was before Council:

- A supplementary staff report dated December 8, 2015 with attached staff report dated July 5, 2015
- Extract of draft Regional Council minutes dated April 26, 2016
- Correspondence from Walter N. Regan, President of Sackville Rivers Association
- A presentation entitled, Proposed Lot Grading By-law, May 31, 2016.

Mr. Peter Duncan, Manager, Infrastructure Planning provided the staff presentation on the proposed lot grading bylaw.

There were no questions of clarification, and the Mayor opened the public hearing for anyone wishing to speak on the matter.

Mr. Shalom Mandaville, representing the Soil and Water Conservancy Association of Metro Halifax addressed Council and commended staff on the proposed bylaw, indicating that it has been many years to get to this point. He made reference to the original staff report recommendation 4 and suggested that staff look at other jurisdictions across North America, in particular, Nepean Ontario where they used ultraviolet disinfection of stormwater before it goes into the lake, and they recently introduced phosphorus removal. He also suggested staff look into the Tri-State Authority for Lake Tahoe, as they treat their stormwater with Alum. Mr. Mandaville added that it was his understanding that the by-law will apply to new development only but he would like to see it include existing areas, for example First Lake where the phosphorus level has increased and it is often closed to swimming. He suggested the installation of an intercept to all the storm sewers and have them flow into a treatment plant, and that any treatment system should be able to remove any particle less than 10 microns.

Councillor Rankin advised that Mr. Mandaville was referencing a recommendation from the original staff report which had been dealt with at First Reading on April 26, 2016. He questioned Mr. Mandaville if there was anything in regard to the three recommendations, which were the subject of the public hearing, that he would like changed.

Mr. Mandaville indicated that his concern was with the fourth recommendation from the original staff report.

Mr. Peter Lund, Dartmouth, advised that when he was an HRM councillor, the creation of this by-law was a passion of his, and he was very pleased to see it at this point. He added that the benefits of the by-law are that it will protect water courses, property owners, taxpayers, and it will save staff time, and protect the environment.

The Mayor called three times for anyone else wishing to speak; there being none, it was

MOVED by Councillor McCluskey, seconded by Councillor Watts

THAT public hearing close.

MOTION PUT AND PASSED.

In response to a question about the upcoming stormwater by-law, Mr. Duncan advised that staff have not scoped the public engagement but expects that it may include several open houses and workshops.