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May 9, 2025

Debbie Uloth, LPP, MCIP
Community Planner II
Municipality of East Hants
15 Commerce Court
Elmsdale, NS B2S 3K5

Re: Proposed amendments to Bylaw P-1200. Lot grading and drainage.

Dear Debbie:

Please accept the following as my comments regarding the proposed amendments to Bylaw P-1200 concerning lot grading and drainage requirements.

One of my concerns would be that if adopted, this amendment would negatively impact the affordability of homes. This is particularly significant given the current challenges many individuals face in purchasing homes, coupled with the ongoing shortage of affordable housing.

Several years ago, our company was involved in the development of three rental cottages within a cottage community. Once construction was complete and occupancy permits were requested, the owner was informed that a final grading plan was required prior to permit issuance. As a result, the cottages could not be rented for an additional two months—the time it took to engage an engineer, complete the required plan, and obtain approval from the County.

We are concerned that the proposed amendment could lead to similar delays and increased costs for both builders and homeowners.

It is also worth noting that in the case of bare land condominium developments, these responsibilities fall under the purview of the condominium corporation. As such, enforcement or oversight by the Municipality of East Hants would not be necessary, since the corporation would be responsible for addressing grading and drainage issues internally.

Should you require any additional information or have further questions regarding these comments, please do not hesitate to contact me.

Sincerely,

Bruce McDow
Cottage Country

From: [Chris Marchand](#)
To: [John Woodford](#)
Cc: [Debbie Uloth](#)
Subject: Bylaw P-1200
Date: April 24, 2025 9:27:14 AM

Hi John,

I just wanted to provide some perspective on this issue. From a subdivision standpoint as it relates to stormwater management of road and ditch stormwater, I don't have any concerns with that. Requiring grading plans on lots with on-site services is problematic. HRM went through this exercise in 2012 or 2013, and scrapped it within a few months. Back then it was costing property owners \$2,000-3,000 per lot, to have a grading plan prepared. I'm guessing that cost would be double that number today if not more. I know a municipal unit wouldn't necessarily make a decision based on cost to a resident, so something else must have driven their decision to cancel this requirement. It might be worth a conversation with Erin MacIntyre to see what that might have been.

An alternative to grading plans could be a guide of best practices and a bylaw that prohibits a person from directing rainwater towards a neighbour's property. Typically there are a few direct runoff vectors that cause problems. Down spouts, footing drains, water softener drains and swales that aren't managed properly and directed to dump water onto another persons property. You could make it a requirement of the bylaw for the offending property owner to hire an engineer to assess the property and create a stormwater drainage design that rectifies the issue.

I should be able to attend on of your three meetings so I'll make it a point to do so.

Regards

Chris Marchand, P.Eng
VP of Operations
Ramar Developments Limited

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