

Stormwater Management Amendments

Public Hearing

September 24, 2025

Planning & Development Department



EAST HANTS



Background

- Council directed staff to prepare amendments to the Planning documents to require stormwater management plans for tentative plans of subdivision for all areas of East Hants.
- Stormwater management plans are currently only required in Growth Management Areas and Growth Reserve Areas.
- Three public information meetings were held in May 2025 to discuss the proposed amendments.
- First reading of the proposed amendments was given at the July 23, 2025, meeting of Council.



Stormwater Management

- A Stormwater System is defined in the Subdivision Bylaw as “any drainage system, whether above or below ground, constructed to collect, control, and transport stormwater from the area of land being subdivided to a point of discharge.”
- Currently, there are a few different land use scenarios that may trigger the requirement for a Developer to complete a stormwater management plan.
 - Subdivision Bylaw
 - Site Plan Approval
 - Development Agreement

Subdivision Bylaw

- Part 12: Stormwater Management of the SUB requires stormwater management plans to be completed for tentative plans of Subdivision in the Growth Management Areas and Growth Reserve Areas, where more than three (3) lots or two (2) lots and a remainder are being created.
- A tentative plan of subdivision is required when a new road is being constructed.
- Part 12.2 of the SUB requires all land that is subdivided and drains into the Nine Mile River to have a stormwater management plan, no matter if a tentative plan of subdivision is required or not.
- Part 12 of the SUB outlines in detail when and what kind of stormwater management system is required.
- Stormwater design standards are included in the Municipal Standards.
- Municipal Engineers confirm if a stormwater management plan has been designed per the Municipal Standards.



Site Plan Approval

- Depending on the zone and the use of the land, stormwater management plans may be required under some site plan approval criteria, identified in the Land Use Bylaw.
- Stormwater management plans in these situations are required to control stormwater at a particular development site.
- The stormwater management plan would have to be prepared and accepted before the Development Officer approves site plan approval.
- Not all site plan approvals require a stormwater management plan.

Development Agreement

- In some instances, a stormwater management plan or preliminary stormwater management plan may be required during negotiations for a development agreement.
- For instance, during the negotiations for Walkable Comprehensive Development District (WCDD) lands a preliminary stormwater plan is required and at the subdivision stage detailed stormwater management plans are required.
- Other development agreements, for individual development sites, may require detailed stormwater management plans as part of the terms of the development agreement.
- A detailed stormwater management plan would have to be prepared and accepted before the Development Officer issues a development permit for the proposed use of the land.
- A development agreement for land located outside of a GMA or GRA may contain a requirement for a stormwater management plan to be completed.



Municipal Standards

- All required stormwater management plans have to be prepared per the Municipal Standards.
- The Municipal standards require that stormwater management systems are designed by a professional Engineer and major stormwater systems have to be designed to carry the runoff from a 1:100 year storm.
- Data for a 1:100 year storm event was updated in July.



Discussion

- Under the current regulations, any developer constructing a new road outside of a Growth Management Area or Growth Reserve Area is not required to submit a stormwater management plan, except for land adjacent to the Nine Mile River.
- It may be difficult for residents in areas outside of these areas who feel that they are experiencing stormwater-related issues on their properties to address their concerns.
- Since there are no stormwater management plans required, the Municipality also has little recourse if an issue arises.
- Not requiring a stormwater management plan also means that a Developer may not take into consideration how the construction of a new road may impact adjacent lands.

Proposed Amendments

- In order to extend the requirement for stormwater management plans to be undertaken in all areas of East Hants, both the Municipal Planning Strategy and Subdivision Bylaw have to be amended. Text in green, bold and italic identifies text to be added. Text in red with a strikethrough indicates text to be deleted.
- Below are proposed amendments to Section C9: Environment of the Municipal Planning Strategy:
 - EN28. Council shall require an adequate storm drainage system to be in place for all new developments within ~~the Growth Management and Growth Reserve Areas of~~ the Municipality.
 - EN31. The development, alteration, or influence of any storm drainage system on a specific site shall be presented within a Stormwater Management Plan, which shall be required from the developer during the subdivision or development agreement process. A Stormwater Management Plan shall be required for subdivisions over 3 lots on an existing area of land. ~~in the Growth Management and Growth Reserve Areas of the Municipality.~~
 - EN34. It shall be the policy of Council to require that development agreement applications for WCDD **and RCDD** land include a Stormwater Management Plan and that stormwater best management practices be given consideration.

- Below are proposed amendments to Part 12. Stormwater Management of the Subdivision Bylaw:
 - 12.1. Prior to receiving approval of a tentative plan of Subdivision ~~in all Growth Management and Growth Reserve Areas~~, the Subdivider shall be required to prepare a stormwater management plan based on the following requirements:
 - a. the stormwater management plan shall apply to the entire area of land to be subdivided;
 - b. the stormwater management plan shall include a drainage plan to address all drainage patterns within the Subdivision area and shall prescribe a method for the proper drainage and collection of stormwater based on the full development of the site;
 - c. the stormwater management plan shall include a grading plan to address the conveyance of all surface runoff from the developed Subdivision area to a stable outlet or established drainage area in accordance with Municipal standards;
 - d. the stormwater management plan shall meet all specific requirements under Municipal standards;
 - e. the stormwater management plan shall be stamped by a Professional Engineer and shall be subject to review by Nova Scotia Environment and Climate Change and the Municipality;
 - f. this requirement shall only apply where approval is being sought for 3 lots or more (including 2 lots and a remainder) from an existing area of land.
 - 12.6. All paved public roads ~~within the Growth Management and Growth Reserve Areas~~ that are not required to have a buried stormwater system shall be designed and constructed with an open-ditch stormwater drainage system in accordance with Municipal standards.



Citizen Engagement

- Planning staff have complied with the citizen engagement policies of the Municipal Planning Strategy.
- As part of the amendment process, a public information meeting is required.
- Three Public Information Meetings were held in May 2025, one in each region of the Municipality.
- First reading of the proposed amendments and authorization to schedule a public hearing was given at the July 2025 meeting of Council.
- Notice of the public hearing was placed in the September 10th and 17th editions of the Chronicle Herald. Notice was also placed on the Municipal website and social media.