

SUMMARY OF PROPOSED DRAINAGE BYLAW

March 2021



Proposed Drainage Bylaw Summary

As part of the Drainage Regulation Project, the proposed new Drainage Bylaw focuses on the following items:

1. Residential lot grading requirements - Residential development in new subdivisions must:
 - a. Adhere to the elevations and grading style indicated on the Lot Grading Plan.
 - b. Ensure storm water does not cause an adverse effect to an adjacent property.
 - c. Ensure positive slope from the perimeter of any structure
 - d. Ensure all storm water and roof drainage is directed toward a city right of way or surface drainage system
 - e. Ensure walk-out style homes are constructed on designated walk-out style lots
2. Infill site grading requirements: Developers of residential infill must:
 - a. Submit an Infill Site Grading Plan prior to infill development for approval by the City.
 - b. Obtain final site grading approval through inspection by a designated Drainage Inspector within a specified timeframe.
 - c. Maintain the site grading and elevations in accordance with the approved Infill Site Grading Plan.
 - d. Ensure all storm water and roof drainage is directed toward a city right of way and does not cause an adverse effect to an adjacent property
3. Commercial & multi-family site grading requirements: Developers of commercial, industrial and multi-unit residential sites must:
 - a. Submit a site grading plan prior to development for approval by the City
 - b. Obtain final site grading approval through inspection by a designated Drainage Inspector within a specified timeframe.
 - c. Submit an as-built drawing indicating the constructed elevations, lot grading features, and storm water infrastructure.
 - d. Maintain the site grading and elevations in accordance with the approved Site Grading Plan.
 - e. Contain and direct all storm water, roof drainage, and site drainage into catch basins on site so as not to adversely affect adjacent properties.

4. Required discharge locations for roof downspouts and private drainage systems:
 - a. Must not discharge directly onto a permeable ground surface adjacent to a structure.
 - b. Must discharge to a location that will not cause an adverse effect to adjacent City or private property.
5. Enforcement measures to help ensure compliance including:
 - a. Provisions for ticketing and the issuance of notice of violations
 - b. Updated enforcement provisions to align with enforcement terminology found in recent City bylaws.

Some aspects of the current Drainage Bylaw, including definitions and provisions for drainage path obstructions will be integrated into the proposed new bylaw.

Objectives

The proposed bylaw is anticipated to provide several benefits for both the City and property owners including:

1. Clarification of lot grading requirements for property owners.
2. Reduce the risk of flooding and property damage on private properties.
3. Reduce the risk of hazards and damage to both City and private properties.
4. Reduce the number of drainage complaints, neighbour disputes and drainage-related civil matters.
5. Reduce the impacts arising from improper infill site grading on existing neighbouring properties
6. Ensure a high level of compliance with Site Grading Plans for commercial and multi-family developments.