Drainage and Stormwater Management

ON YOUR PROPERTY

YOU SHOULD KNOW THAT:

- Landowners are responsible to ensure that any changes to the drainage of water across their property created by development (which may include but is not limited to grading their land or construction of buildings, driveways or water features) does not impact neighbouring lands and the surrounding environment (e.g. watercourses). This means that if you impact other lands when you develop your property, you can be held accountable for any damage to your neighbour's property.

- Site drainage will be impacted by a number of things including: site topography, storm events, seasonal and long-term fluctuation in the water table, the number of structures on the site and the amount of impervious surface area.

- When you are developing your property, you must consider the impact you will have on the natural drainage of your property or neighbouring properties, and the impact that drainage or stormwater may have on your developments;

- If you wish to build a walkout house, you should have a gently sloped property with good natural drainage. Please consider carefully if a walkout house is the correct type of house for your property.

- The primary drainage systems near a house must be located below the finished floor level of the basement.

- The design of the foundation slab must consider the bearing capacity/stability of the soil. Construction on or near slopes greater 15% must be accommodated by slope stability report by certified Geotechnical Engineer.

- Limiting hard surfaced areas and being aware of the natural topography, vegetation, and drainage paths within the development area may promote infiltration of stormwater back into the water cycle.

- Whenever possible, building grades should keep the natural contours of the land, minimize the need to use retaining walls, and ensure positive drainage. Reduced lot grades may be recommended for any new developments and in re-grading or re-landscaping of established lots. Facilities to manage the water should be designed for self-sustainability, for minimal maintenance, and should have the capacity to handle severe storm events.