

**BYLAW #14-2015  
THE PROPERTY DRAINAGE BYLAW  
TOWN OF SLAVE LAKE**

A BYLAW OF THE TOWN OF SLAVE LAKE IN THE PROVINCE OF ALBERTA CONCERNING TO ESTABLISH AND ENFORCE MINIMUM STANDARDS FOR THE MAINTENANCE OF PROPERTY DRAINAGE FOR NEW AND EXISTING PROPERTIES WITHIN THE TOWN OF SLAVE LAKE.

**WHEREAS** the *Municipal Government Act* R.S.A. 2000, c- M-26 authorizes a municipality to pass Bylaws respecting public utilities, the protection of property and the enforcement of bylaws;

**AND WHEREAS** the *Municipal Government Act* R.S.A. 2000, c- M-26 authorizes a municipality to deal with development, and provide a system of permits;

**AND WHEREAS** the *Municipal Government Act* R.S.A. 2000, c- M-26 authorizes a municipality to pass Bylaws for municipal purposes respecting the enforcement of bylaws including providing for inspections to determine if bylaw are being complied with;

**AND WHEREAS** it is desirable to ensure that properties are graded at the completion of the construction processes and in compliance with approved grades;

**AND WHEREAS** regulating storm sewers and storm drainage within the Town of Slave Lake is desirable;

**AND WHEREAS** the Council of the Town of Slave Lake desires to reduce infiltration of ground water into the sanitary sewer through weeping tile connected to existing buildings located on property within the Town of Slave Lake;

**NOW THEREFORE**, the Council of the Town of Slave Lake in the Province of Alberta, duly assembled, enacts as follows:

**SECTION 1- NAME OF THE BYLAW**

1. This Bylaw may be cited as the Property Drainage Bylaw.

**SECTION 2- DEFINITIONS**

1. "Development Officer" means a Development Officer of the Town of Slave Lake.
2. "Design Grade Elevation" means pre-approved Lot Grading Plans for design grades for specific parcels located in the Town of Slave Lake.
3. "Foundation Drainage" means the water collected beneath the surface of the ground by a foundation drain, weeping tile, sump pump or other similar means.
4. "Landowner" means the person shown as the owner of the land on the current Land Title.

5. "Lot Grading" is the shaping and sloping of the land to direct surface drainage away from structures and adjacent properties and towards a public road.
6. "Lot Grading Certificate" means a post-construction stamped or sealed document that shows several current elevations of a lot in comparison with design grades that were previously approved by the Town of Slave Lake.
7. "Lot Grading Plan" is a document submitted with the development permit application that shows existing and proposed grade elevations.
8. "Lot Grading Standards" means the standards for the maintenance and improvement of the drainage away from existing structures on property located within the Town of Slave Lake, and an excerpt from the Town's Development Standards and Procedures setting out the current minimum drainage standards.
9. "Property" means any land located within the Town of Slave Lake.
10. "Town" shall mean the Town of Slave Lake.
11. "Storm Drainage" means runoff that is the result of rainfall and other natural precipitation or from the melting of the snow or ice
12. "Storm Drainage System" means the system for collecting, transmitting, storing treating, and disposing of Storm Drainage and Foundation Drainage.
13. "Subdivision and Development Appeal Board" means the Subdivision and Development Appeal Board of the Town of Slave Lake.

### **SECTION 3- PROPERTY DRAINAGE**

1. The Storm Drainage System must be developed in accordance with the Town's Development Standards and Procedures and the Town's Storm Drainage Master Plan.
2. An inspection may be conducted by the Town of Slave Lake to ensure the Storm Drainage System was developed in accordance with the Town's Development Standards and Procedures.
3. Every Person shall submit a Lot Grading Plan showing the existing and proposed grade elevations when applying for the construction of a residential, commercial, industrial and institutional development.
4. Every Person shall submit a Lot Grading Certificate within one year of the issuance of the development permit showing the as-built grades.

5. An inspection must be conducted by the Town of Slave Lake to ensure that the Lot Grading is in compliance with the Design Grade Elevation for the area and the Town's Development Standards and Procedures.
6. Inspections will not be conducted during winter until frost is no longer present in the ground as the process of frost alters the overall grading appearance of the parcel.

#### **SECTION 4- ROOF AND FOUNDATION DRAINAGE**

1. No Person shall directly connect or allow direct connection of downspouts, eaves troughs, piping, or other means of directing roof drainage to a sanitary sewer, foundation drain or weeping tile.
2. Each building with downspouts must have an elbow with an extension or a concrete splash pad to convey surface drainage past the foundation excavation zone (approx. 15 ft.) and direct the extension to the rear or the front of the property to avoid water discharge onto neighboring parcels.
3. Foundation drains and weeping tile shall be collected in a sump pump and shall not be connected to the sanitary sewer. The Sump Pump Discharge Pipe shall not be connected to the sanitary sewer and must have an extension to direct discharge past the foundation excavation zone (approx. 15ft.) and direct the extension to the rear or the front of the property to avoid discharge onto neighboring parcels.
4. The Landowner shall not extend the downspout extension or the sump pump discharge pipe onto the Town's Boulevard.

#### **SECTION 5- ENFORCEMENT**

1. Any person in contravention of the Property Drainage Bylaw and Town's Development Standards and Procedure may be subject to further enforcement.
2. Failure to comply with the Property Drainage Bylaw and the Town's Development Standards may result in the issuance of a fine under the prevailing Land Use Bylaw.

That this Bylaw comes into effect upon the date of its Third and Final Reading.

READ A FIRST TIME THIS 02 DAY OF June 2015 A.D.

  
MAYOR


  
CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME THIS 01 DAY OF July 2015 A.D.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME THIS 7 DAY OF July 2015 A.D.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER