

BYLAW 1058-25
The City of Beaumont Surface Drainage Bylaw

Whereas pursuant to the *Municipal Government Act*, a council may pass bylaws respecting the safety, health and welfare of people and the protection of people and property;

The *Municipal Government Act* authorizes a council to pass bylaws for municipal purposes respecting nuisances;

The *Municipal Government Act* authorizes a council to pass bylaws for municipal purposes respecting the enforcement of bylaws made under the *Municipal Government Act* or any other enactment; and

The City of Beaumont wishes to regulate the lot grading and surface drainage requirements within private and public lands,

Therefore Council enacts:

PART I – DEFINITIONS, AND INTERPRETATION

Definitions

1 In this bylaw:

- (a) "Act" means the *Municipal Government Act*, RSA 2000, c M-26, as amended; and
- (b) "Alberta Land Surveyor" means a registered or licensed member, in good standing, of the Association of Alberta Land Surveyors;
- (c) "Building" means anything constructed or placed on, in, over or under land, but does not include a highway or road or a bridge that forms part of a highway or road;
- (d) "Chief Administrative Officer" means the Chief Administrative Officer of the City or delegate;
- (e) "City" means the City of Beaumont;
- (f) "Commercial Lot" means a Lot that is zoned for, or contains, or is proposed to contain a commercial, industrial, institutional or multi-family development;
- (g) "Driveway" means short private roads that lead to a house or garage which is maintained by an individual or group; a Driveway may also refer to a small apron of pavement in front of a garage with a curb cut in the sidewalk, sometimes too short to accommodate a car;

- (h) "Environmentally Sensitive Areas" means lands in public or private ownership that are protected under Federal, Provincial, or Municipal regulations due to the presence of protected flora or fauna, special geological conditions, or which are of ecological or historical importance; examples of Environmentally Sensitive Areas include, but are not limited to, creeks, wetlands, swamps, ravines, and eskers;
- (i) "Final Grading" means the shaping or contouring of the Lot after placement of topsoil and prior to the establishment of seed or sod;
- (j) "Foundation Drainage" means the process of directing surface water away from a Building foundation or collecting water beneath the surface of the ground involving a foundation drainage or weeping tile system, or weeping tile which is part of a retaining wall drainage system;
- (k) "Grading" means the alteration of, or improvements to, existing clay or landscape elevations, including the addition or removal of clay, topsoil, or other material of any kind;
- (l) "High Potential Contaminant Release Area" means an outdoor area where activities occur, which may have a high potential for the release of wastewater or storm water that is in violation of the requirements of the Water and Wastewater Bylaw, and includes but is not limited to, loading dock areas, trash compactor areas, fueling station areas, wash areas, material transfer areas, or any other areas designated by the City;
- (m) "Lot" means a parcel of land or portion thereof;
- (n) "Lot Grading Certificate" means a plan duly signed and certified by a registered Alberta Land Surveyor as accurately representing the existing Surface Elevations and surface grades of a Lot;
- (o) "Lot Grading Guidelines" means regulations and principles, as established and amended by the City from time to time, outlining the process and requirements of the lot grading program.
- (p) "Municipal Violation Tag" means a City form alleging a contravention of a City bylaw and allowing for voluntary payment of the prescribed fine without prosecution;
- (q) "Nuisance" means a condition that materially and negatively affects the use and enjoyment of private and/or public

property;

- (r) "Occupies" means residing on or to be in apparent possession or control of property;
- (s) "Owner" means any Person who is currently registered on title under the Land Titles Act;
- (t) "Peace Officer" means any sworn member of the Royal Canadian Mounted Police, a Peace Officer or Community Peace Officer appointed under the *Peace Officer Act*, SA 2006, c. P-3.5 and amendments thereto and employed by the City or a Bylaw Enforcement Officer employed by the City;
- (u) "Plot Plan" means a detailed drawing or map, signed and sealed by a Professional Engineer, that visually represents the boundaries, dimensions, and physical features of a Lot, including but not limited to proposed and existing structures, easements, setbacks, drainage design and other conditions;
- (v) "Professional Engineer" means a registered or licensed member, in good standing, of the Association of Professional Engineers and Geoscientists of Alberta;
- (w) "Public Land" means any property owned, controlled, or maintained by the City, including but not limited to park land, public utility lot, utility lot, or walkway;
- (x) "Person" includes any individual, firm, partnership, association, corporation, trustee, executor, administrator or other legal representative;
- (y) "Positive Drainage" means a condition where the finished grade or clay surface of a Lot is sloped away from all structures, and directs water to a similarly sloped drainage swale or a storm sewer collection system;
- (z) "Residential Lot" means a Lot that is zoned for, or contains, or is proposed to contain a single detached dwelling, semi-detached dwelling or row house development containing up to four units;
- (aa) "Right-of-Way" means a public road, public lane, utility right-of-way, transportation right-of-way, or an easement where the City is party to an agreement granting the City an interest in the land;
- (bb) "Rough Grading" or "Rough Grade" means the establishment

of surface grades and elevations on the clay, in accordance with the accepted Plot Plan, preceding the Finished Grade;

- (cc) "Single Side Yard" means a housing arrangement of single detached housing, semi-detached housing, or row housing that is developed on a Lot where the setback on one side of the Lot is reduced to 0m.
- (dd) "Semi-Detached Housing" means the development consisting of row housing with two side-by-side dwelling units;
- (ee) "Storm Water" means surface run-off water that is the result of natural precipitation;
- (ff) "Storm Water Management System" means any system designed to store or convey stormwater runoff including pipes, valves, fittings, lift stations, management facilities and appurtenances that are used to collect Storm Water Drainage;
- (gg) "Slope" means any inclined portion of the ground surface, including but not limited to the gradual slope around a home, the edge or side of an embankment, ravine, hill, river, stream, Surface Drainage Facility, or soil retaining structure;
- (hh) "Subdivision" means the division of any area of land into two or more parcels and includes a re-subdivision and a consolidation of two or more parcels;
- (ii) "Surface Drainage Facility" means any public facility or facilities associated with drainage, control, or collection of surface drainage that is ultimately directed to a Right-of-Way or other Public Land, and includes, but is not limited to:
 - a) a grass or landscaped swale;
 - b) a concrete or asphalt walkway, gutter or swale;
 - c) a culvert;
 - d) a catch basin;
 - e) a drainage control fence or structure; or
 - f) the sloping and contouring of land to facilitate or control storm drainage;
- (jj) "Surface Drainage Plan" means a plan accepted by the City for a subdivision or neighbourhood containing multiple Lots,

or for a parcel of land for which no subdivision level drainage plans exist, showing the detailed design of all property line elevations which will allow the drainage to function properly within the plan area in conjunction with the adjacent lands;

- (kk) "Surface Elevation" means an elevation of the ground surface measured from geodetic datum, at a specific, discrete location;
- (ll) "Swale" means a swallow sloped channel for the conveyance of Storm Water;
- (mm) "Underground Irrigation System" means an underground piping system used to supply moisture to the ground;
- (nn) "Violation Ticket" means a Violation Ticket as defined in the Provincial Offences Procedure Act, RSA 2000, c P-34; and
- (oo) "Yard Waste" means waste from gardening or horticultural activities and includes, but is not limited to, grass, leaves, plants, tree and hedge clippings, and sod.

Interpretation

- 2 The following rules apply to interpretation of this bylaw:
 - (a) headings, titles, and margin notes in this bylaw are for ease of reference only;
 - (b) gender-specific words, phrases, and references are intended to be gender-neutral, and the singular includes the plural as the context requires;
 - (c) every provision of this bylaw is independent of all other provisions and if any provision of this bylaw is declared invalid by a Court, all other provisions of this bylaw remain valid and enforceable; and
 - (d) references to bylaws and enactments in this bylaw include amendments and replacement bylaws and enactments, and regulations and orders thereunder.

PART II – APPLICABILITY

Applicability

- 3 This bylaw shall apply to Lot Grading requirements for the development of Lots designed and intended for any new or existing construction where a development and/or Building permit is required.

- 4 For all developments zoned single detached housing and semi-detached housing, the payment of a Lot Grading inspection fee in the amount set out in the City's Fees and Charges Bylaw must be submitted at the time of application for the Building permit.
- 5 Notwithstanding Section 4 the City may, in their sole discretion, waive the requirement for Lot Grading inspection fees for developments zoned single detached housing and semi-detached housing.
- 6 For any development not referred to in Section 4, prior to any improvements on the property, including but not limited to the construction of a new Building, an addition to an existing Building, a replacement Building, development of an outdoor parking or storage area, a Surface Drainage Plan shall be submitted for that Lot to the City.
- 7 All Surface Drainage Plans must comply with the City's General Design Standards and must be accepted by the City.
- 8 The rates and charges to be charged for surface drainage inspections shall be set out from time to time in the City's Fees and Charges Bylaw, as amended.
- 9 Nothing in this bylaw shall exempt any Person from complying with any other bylaw or requirement of the City, or from obtaining any license, permission, permit, authority, or acceptance required by any other bylaw of the City or provincial or federal statute or regulation.
- 10 All deadlines and timelines established in this bylaw shall apply to existing development and Building permits approved by the City prior to the date this bylaw comes into effect. The deadlines and timelines in this bylaw will commence for existing development and Building permits upon the date this bylaw comes into effect.
- 11 No Person shall supply false information or make inaccurate statements in a document or in information required to be supplied to the City pursuant to this bylaw.

PART III – GUIDELINES

Owner Responsibilities

- 12 An Owner of a Lot shall:
 - (a) establish and maintain proper Grading within their Lot, ensuring Positive Drainage from Building foundations, and exterior elements, to a Surface Drainage Facility; and
 - (b) eliminate any nuisance, hazardous, or other conditions that

create damaging surface drainage conditions originating from their Lot, as directed by the City.

- (c) ensure that all lot grading work and ongoing maintenance comply with the Lot Grading Guidelines, as amended from time to time.

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| Residential Plot Plan | 13 For any Residential Lot, a Plot Plan must be submitted at the same time a development permit application is submitted for the development of a Building. |
| | 14 The Plot Plan shall illustrate proposed grades for the Lot and be consistent with the accepted Surface Drainage Plan. |
| | 15 The City may request revisions to the Plot Plan should there be difficulty achieving adequate grade and/or potential for drainage issues, or for such other reasons as the City deems appropriate. |
| Residential Lot Grading Requirements | 16 A Person applying for Rough or Final Grading acceptance must submit a Lot Grading Certificate to the City. The City reserves the right to reject a Lot Grading Certificate should there be deficiencies and/or missing information on the Lot Grading Certificate. |
| | 17 Lot Grading Certificates for all semi-detached or row house developments where a drainage easement or cross flow drainage pattern exists across Lots must be submitted for acceptance concurrently at the Rough Grade stage to ensure proper drainage from and to all units. |
| | 18 The City shall rely entirely on the Lot Grading Certificate submitted to the City for as-constructed Lot evaluations. |
| | 19 The Person who submitted a Building permit for a Residential Lot shall: <ul style="list-style-type: none">(a) ensure that the rough grading of the premises is accepted by the City within 18 months of a Building permit being issued for the premises or within 60 days of the establishment of Rough Grading of a Lot; and(b) correct all Grading deficiencies identified by the City within 60 days of the original rough Lot Grading Certificate submission. |
| | 20 If a Person fails to submit a Lot Grading Certificate as set out in section 19, the City may complete any necessary inspections or work to bring the Lot into compliance at the expense of the Person who submitted a Building permit for the Residential Lot. |
| | 21 The Owner of a Residential Lot shall: <ul style="list-style-type: none">(a) ensure that the final grading of the premises is accepted by the City within 12 months of rough grading being accepted by the City or within 60 days of the establishment of Final Grading of a Lot; and |

(b) shall correct all Grading deficiencies identified by the City within 60 days of the original final Lot Grading Certificate submission.

- 22 Notwithstanding Sections 19 and 21, the Final Grading of a Lot shall be complete within 30 months of the issuance of a Building permit.
- 23 Once Final Grading of a Lot is complete and the City has provided a Lot Grading Certificate for Final Grading, the Owner of the Lot bears all responsibility for maintaining compliance with this bylaw.
- 24 Upon submission of a bypass application, the City may waive the requirement for acceptance of Rough Grading when the establishment of Final Grading of a Lot is conducted by the same Person who is responsible for Rough Grading.
- 25 Any Person who commences Final Grading without first obtaining Rough Grading acceptance or bypass acceptance from the City has committed an offence under this bylaw and may be subject to fines as set out in Schedule A of this bylaw.
- 26 The Owner of a Lot that does not have a Lot Grading Certificate that complies with an accepted Plot Plan and/or the applicable Surface Drainage Plan must establish and maintain surface grades and elevations in such a way that:
 - (a) water drains away from the Buildings;
 - (b) water drains towards a Right-of-Way, Public Land, a common property line, or another receiving area accepted by the City; and
 - (c) property line elevations are not impacted without prior written authorization of all affected parties.
- 27 The City assumes no responsibility or liability for any loss or damage caused by an inaccuracy, mistake or error contained in the Lot Grading Certificate supplied by the Owner.
- 28 A Person who submits a Building permit for any new residential and/or commercial Building shall install, at the time of construction, a sump pump discharge as part of the Building's foundation drain system that must discharge to the storm sewer with relief discharge to the surface unless otherwise shown on the accepted Plot Plan or Surface Drainage Plan.
- 29 All existing dwellings with surface sump pump discharge shall not cause excessive ponding or icing on public or private property and shall comply with all City bylaws and policies and other applicable regulatory authorities. The Owner of a Lot shall be solely responsible for ensuring the sump pump discharge is properly

Surface Drainage Restrictions

designed, installed, operated, and maintained.

- 30 All downspouts and roof discharge on Single Side Yard Lots must be connected to the home's foundation drain system that connects to the storm sewer unless authorized by the City in writing.
- 31 The Owner of a Lot shall not permit a rainwater downspout or sump pump to discharge:
- (a) directly onto a ground surface within 1.0 metre of a Building;
 - (b) in a location that does not have Positive Drainage away from the Building(s) on the same property;
 - (c) within 0.3 metre of an adjacent Lot, if the subject Lot is not a Single Side Yard;
 - (d) within 2.0 metres of any Right-of-Way;
 - (e) within 2.0 metres of a Right-of-Way containing a Surface Drainage Facility, except where such Surface Drainage Facility is located in a side yard of a Lot;
 - (f) within 2.0 metres of the back of a public sidewalk , except where the Owner has written acceptance from the City;
 - (g) in a location which results in water from the downspout or eavestrough entering adjacent property;
 - (h) into or towards any Environmentally Sensitive Areas;
 - (i) in a location where the flow of water or accumulation of water would adversely affect or have potential to adversely affect the stability of an adjacent or neighboring Slope;
 - (j) to a location where soil erosion would occur;
 - (k) into or towards a location or in such manner that the discharge causes or has the potential to cause a Nuisance, hazard, or damage to private property, Public Land or land within a Right-of-Way, as determined by the City in its sole discretion;
 - (l) in an unauthorized underground discharge which does not connect to the foundation drainage; or
 - (m) directly into Storm Water Management System unless otherwise approved, in writing, by the City.
- 32 The Owner of a Commercial Lot shall ensure each rainwater downspout discharge flows towards:
-) an on-site Storm Water Management System;
 -) a Right-of-Way; or
 -) a receiving area that has been approved, in writing, by the City.
- 33 No Person shall alter any Surface Elevations or surface grades of any Residential or Commercial Lot such that the alteration may:
- (a) cause or have the potential to cause a Nuisance, a hazard, or damage as determined by the City in its sole discretion;
 - (b) have the potential to adversely affect or cause environmental harm or stability of an adjacent Slope;

- (c) alter the on-site Storm Water Management System without prior written consent of the City; or
 - (d) alter property line elevations of any adjacent Lot.
- 34 No Person shall alter any Surface Elevations or surface grades within Public Lands or Right-of-Ways.
- 35 No Person shall direct stormwater or groundwater into the sanitary sewer system without authorization, in writing, by the City.
- 36 No Person shall fill, drain, re-direct, or otherwise alter any naturally occurring feature, watercourse, water body or wetland area on private or public property without written authorization from the City and any other duly authorized regulatory authority.
- 37 No Person shall encroach upon or allow work to happen within an area covered by a Right-of-Way without prior written authorization from the City.
- 38 The Owner of a Lot shall comply with the terms and conditions of any restrictive covenant, easement agreement, utility Right-of-Way, caveat or any other document registered on the certificate of title for that Lot, in which the City has an interest, including encumbrances designed to protect:
- (a) a drainage structure;
 - (b) a swale
 - (c) a ditch;
 - (d) the overflow of a Storm Water Management System; and
 - (e) any other required surface drainage features as per the accepted Surface Drainage Plan;
- 39 No Person, except employees or agents of the City, or other Persons with specific authorization of the City, shall alter, re-grade, or obstruct the Final Grade within Public Land.
- 40 Unless otherwise accepted by the City:
- (a) For non-Single Side Yard lots, driveways must be set back minimum 0.3 metres from the side yard property line. Driveways constructed prior to this bylaw coming into effect will be assessed on an individual basis. The City may require Owner to modify driveways where it deems necessary.
 - (b) For Standard Lots, sidewalks or concrete pads built within private property must be set back minimum 0.3 metres from all property lines. Sidewalks or concrete pads constructed prior to this bylaw coming into effect will be assessed on an individual basis.
 - (c) For Single Side Yard Lots, any sidewalk or concrete pad built within the 1.5 metres drainage easement registered on a Single

Side Yard Lot requires authorization from the City prior to construction.

- (d) Retaining walls or similar structures over 1.0 meter in height must comply with the City's Land Use Bylaw and must be installed entirely within the bounds of the Lot and in a manner that will not negatively affect Lot drainage on the Lot or adjacent Lots.

- 41 No Person shall install an Underground Irrigation System within 0.3 metres of a property line and shall not direct water onto, or in such a manner as to be deemed a Nuisance or hazard, to an adjacent property.
- 42 No Person shall install or have installed any Underground Irrigation System on any Slope where drainage may impact adjacent properties.
- 43 The Owner of a Lot must establish and maintain Final Grading on the Lot in compliance with the Plot Plan, or best Grading practices where a Surface Drainage Plan for the area does not exist or is not available.
- 44 No Person shall install a culvert within a Right-of-Way, unless authorized by the City.
- 45 The Owner of a Lot containing a High Potential Contaminant Release Area shall ensure such area is graded to maintain Positive Drainage.
- 46 The City shall not be held liable for any damages caused by a Person contravening this bylaw.
- 47 The City is authorized to establish for any Lot a limited rate of release of storm water, including for:
 - (a) discharges into a public sewer; and
 - (b) discharges to a ditch or Surface Drainage Facility designated by the City.
- 48 Where the City has established a limited rate of release of storm water from a Lot pursuant to this section:
 - (a) the City may refuse to accept a Surface Drainage Plan until the Owner has made provisions to control the rate of release of storm water from the Lot and to store on the Lot the volume of storm water in excess of the rate of release as directed by the City;
 - (b) the Owner shall comply with the specified location of release; and

Limited Rate of
Release of Storm
Water

- (c) the Owner shall not allow storm management storage areas to cross onto or flow to adjacent Lots unless authorized by the City through the design process.

Interference with a
Surface Drainage
Facility

- 49 Any Person who owns or Occupies a Lot on which a Surface Drainage Facility is located within a Right-of-Way must ensure that:
 - (a) no Building or other structure is constructed, erected, placed, or allowed to remain on or over the Surface Drainage Facility; and
 - (b) the Surface Drainage Facility remains clear of soil, silt, Yard Waste, landscape mulch, debris, or other matter which may obstruct, restrict, or prevent the flow of storm water within the Surface Drainage Facility or the Storm Water Management System.
- 50 The Owner of a Lot must allow employees or agents of the City to access a Right-of-Way for the purposes of inspection, maintenance, and repair within forty-eight (48) hours of the City providing notice of its intent to access the Right-of-Way. In the event of an emergency, the City may waive the forty-eight (48) hour notification requirement to access the Right-of-Way.

Lot Grading
Inspection

- 51 Lot Grading inspections undertaken by the City are in no way or under any circumstances to be taken to be a guarantee or warranty of compliance with this bylaw or other applicable regulations.
- 52 The Owner of a Lot must allow employees or agents of the City to enter a property in accordance with the provisions of the Act for the purpose of carrying out inspection duties.

PART IV – ENFORCEMENT

Enforcement

- 53 Any Person who contravenes a provision of this bylaw is guilty of an offence and is liable to the specified penalty set out in Schedule A of this bylaw.
- 54 A Person who is guilty of an offence is liable to a fine in an amount not less than that established in Schedule A to this bylaw, and not exceeding ten thousand dollars (\$10,000.00).
- 55 Notwithstanding Section 53, any Person who commits a second or subsequent offence within one year of committing an offence under this bylaw is liable to the specified penalty set out as "Subsequent" in Schedule A of this bylaw.

Municipal Violation
Tag

- 56 A Person contravening any provision of this bylaw shall not be subject to imprisonment as a penalty for that offence.
- 57 Nothing in this bylaw will be construed as curtailing or abridging the right of the City to obtain compensation for, or maintain an action for, loss or damage to property from or against the Person or Persons responsible.
- 58 A Peace Officer is hereby authorized and empowered to issue a Municipal Violation Tag to any Person whom the Peace Officer has reasonable grounds to believe has contravened any provision of this bylaw.
- 59 A Municipal Violation Tag may be issued to such Person:
- (a) Personally;
 - (b) By registered mail sent to the postal address of the Person's last known post office address; or
 - (c) By leaving a copy of Municipal Violation Tag with any Person purporting to be at least 18 years of age or older at the last known post office address of the Person whom the Violation Tag is addressed.
- 60 A Municipal Violation Tag may set out a reduced fine amount established by this bylaw as an incentive for early payment conditional on the amount being paid on or before a certain date. The penalty amount may be reduced by 50% of the penalty as set out in Schedule A if the penalty is paid within seven business (7) days of the offence date.
- 61 The Municipal Violation Tag shall be in a form acceptable to the CAO and shall state:
- (a) The name of the Person;
 - (b) The offence;
 - (c) The appropriate penalty for the offence specified in Schedule A of this bylaw;
 - (d) The penalty shall be paid within 30 days of the issuance of the Municipal Violation Tag to avoid possible prosecution; and
 - (e) Any other information as may be required by the CAO.

Violation Ticket

- 62 The Peace Officer has the discretion to issue a Violation Ticket where an offence has been committed whether or not a Municipal Violation Tag has been issued in advance. In those cases where a Municipal Violation Tag has been issued, and the penalty specified on the Municipal Violation Tag has not been paid within the prescribed time a Peace Officer is hereby authorized to issue a Violation Ticket pursuant to the *Provincial Offences Procedure Act*, RSA 2000, c. P-34, as amended or repealed and replaced from time to time.

- 63 Notwithstanding Section 53, a Peace Officer may immediately issue a Violation Ticket to any Person whom the Peace Officer has reasonable grounds to believe has contravened any provision of this bylaw.
- 64 A Violation Ticket issued with respect to a contravention of this bylaw shall be served upon the Person responsible for such contravention in accordance with the *Provincial Offences Procedure Act*.
- 65 Where a Person has committed an offence under this bylaw the Peace Officer may take enforcement action to ensure compliance with this bylaw by issuing an order under Sections 545 or 546 of the Act, including, but not limited to ordering the site be improved to the state required in the accepted Surface Drainage Plan or Plot Plan, as applicable. Peace Officers are designated officers for the purpose of this bylaw, pursuant to section 210 of the Municipal Government Act, or such other equivalent section as amended.
- 66 Where a Person refuses or is unable to comply with an order issued under this section the Peace Officer may contract a third party to implement the order.
- 67 Where a time limit has been specified in this bylaw or specified by the CAO for any order required by this bylaw, the CAO, in his sole discretion may extend the time limit.

Powers of the CAO

- 68 Without restricting any other power, duty or function granted by this Bylaw, the CAO may:
 - (a) carry out any inspections to determine compliance with this bylaw;
 - (b) take any steps or carry out any actions required to enforce this bylaw;
 - (c) take any steps or carry out any actions required to remedy a contravention of this bylaw;
 - (d) establish investigation and enforcement procedures with respect to residential, commercial, or other types of property, and such procedures may differ depending on the type of property in question;
 - (e) establish areas where activities restricted by this bylaw are permitted;
 - (f) establish forms for the purposes of this bylaw;
 - (g) issue permits and acceptance with such terms and conditions as are deemed appropriate;
 - (h) establish the criteria to be met for acceptance pursuant to this bylaw; and
 - (i) delegate any powers, duties or functions under this bylaw to an employee of the City.

PART V – GENERAL

Repeal of Bylaw 69 Bylaw 732-08 and its amendments are hereby repealed.

FIRST READING: June 3, 2025

SECOND READING: June 3, 2025

THIRD READING: June 3, 2025

SIGNED THIS 3rd day of June, 2025.

Bill Daneluik
MAYOR

Joanne Dargis
CLERK

SCHEDULE A

Schedule of Penalty Amounts

Section	Offence Description	First Offence	Subsequent
13	Failure to obtain an accepted Plot Plan prior to commencing construction	\$500.00	\$1000.00
14	Failure to establish or maintain surface grades and elevations in conformance with the accepted Plot Plan	\$500.00	\$1000.00
19	Failure to obtain Rough Grade acceptance within the required timelines for a Residential Lot.	\$500.00	\$1000.00
21	Failure to obtain Final Grade acceptance within the required timelines for Residential Lots.	\$500.00	\$1000.00
25	Establishment of Final Grade prior to obtaining Rough Grade acceptance for a Residential Lot.	\$500.00	\$1000.00
31(a),(c),(d),(e),(f)	Discharge of roof or foundation drainage within the minimum specified distance of a Building, an adjacent Lot, Right-of-Way, or public sidewalk.	\$500.00	\$1000.00
31(h)	Discharge of roof or foundation drainage that detrimentally affects a ravine or Environmentally Sensitive Area.	\$500.00	\$1500.00
31(k)	Discharge of roof or foundation drainage that causes a Nuisance, hazard, or damage.	\$500.00	\$1000.00
32	Failure of a Commercial Lot to discharge roof drainage towards an on-site Storm Water Management System, a Right-of-Way, or an accepted receiving area.	\$1000.00	\$2500.00
33 (a)	Surface Elevation or surface grade alterations that cause a nuisance, hazard or damage.	\$500.00	\$1000.00
33(b)	Surface Elevation or surface grade alterations that adversely affect the stability of an adjacent slope	\$500.00	\$1000.00
34	Unauthorized surface elevation or surface grade alterations within Public Lands or Right-of-Ways.	\$500.00	\$1000.00

Section	Offence Description	First Offence	Subsequent
35	Unauthorized discharge of storm water or groundwater into the City's feature or facility.	\$1000.00	\$2500.00
36	No Person shall fill, drain, re-direct, or otherwise alter any naturally occurring or constructed Surface Drainage Facility or feature, watercourse, water body or wetland area on private or public property without written authorization from the City and any other duly authorized regulatory authority.	\$1000.00	\$2500.00
38	Non-compliance with terms of a drainage easement document, caveat or restrictive covenant or utility Right-of-Way	\$500.00	\$1000.00
49	Interference with a Surface Drainage Facility. Obstruct, restrict, or prevent the flow of Storm Drainage within the Surface Drainage Facility or the storm drainage system.	\$500.00	\$1000.00
52	Hinder or prevent a City Employee from accessing a Residential or Commercial Lot.	Charge a re-inspection fee as defined in Fees and Charges Bylaw	Charge a re-inspection fee as defined in Fees and Charges Bylaw