



6.3 Amendments to the Zoning Bylaw – Integration of the Surface Drainage Provisions and Zoning and Development Permit Approval Process



Edmonton

Previous Committee Action

At the March 24, 2015, Executive Committee meeting, the following motion was passed:

That Administration prepare an amendment to the Zoning Bylaw 12800 that will integrate the surface drainage provisions in the Drainage Bylaw 16200 requiring positive drainage to City right of ways into the zoning and development permit approval process.

Lot Grading Requirements for Developing and Mature Neighbourhoods

- Lot grading plans for new neighbourhoods are submitted for review at the time of subdivision.
- Mature neighbourhoods do not have approved lot grading plans.
- Lot grading plans for new development in mature areas did not require lot grading plans until after the Development Permit and Building Permit have been issued.

Amendment to Zoning Bylaw 12800



- On July 6, 2015, Bylaw 17277 was passed amending Section 14, Special Information Requirements.
- Amendments allow Development Officers to require lot grading plans as part of the development permit application process.

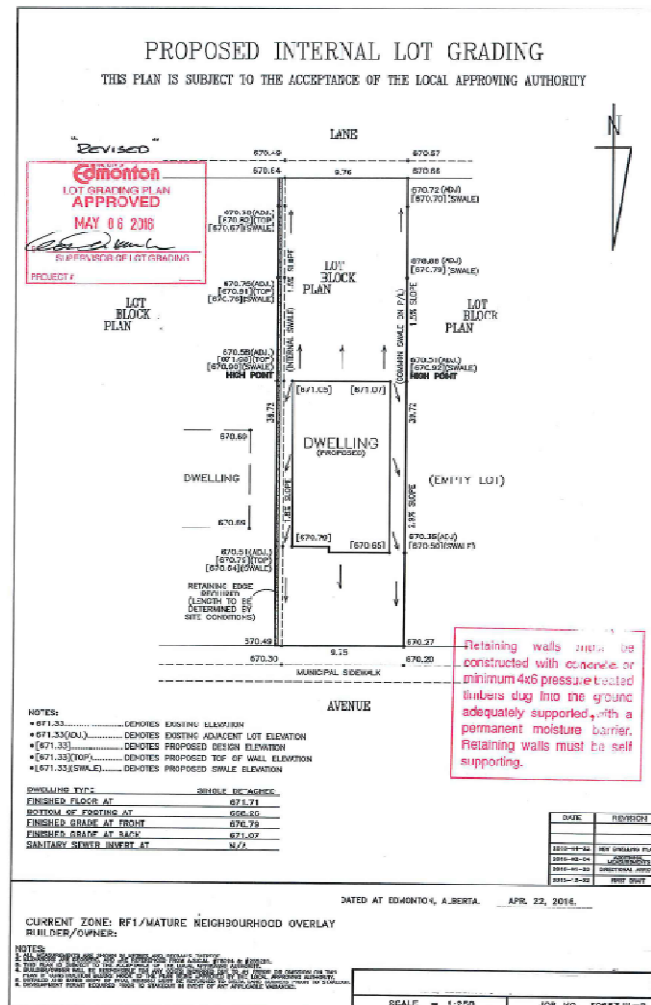
Conclusion



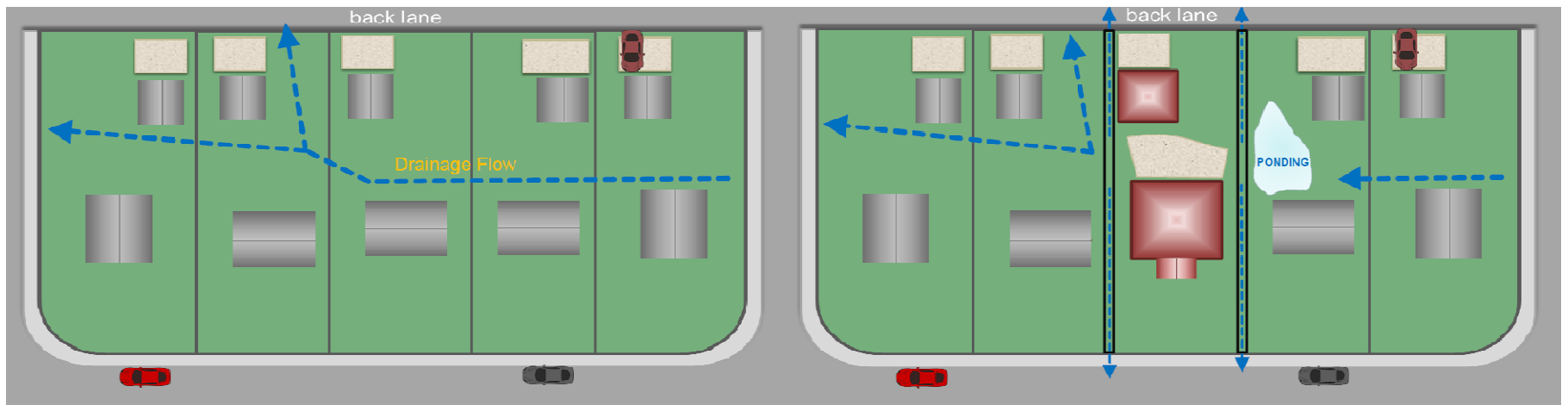
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Example of an Approved Lot Grading Plan



Cross Lot Drainage



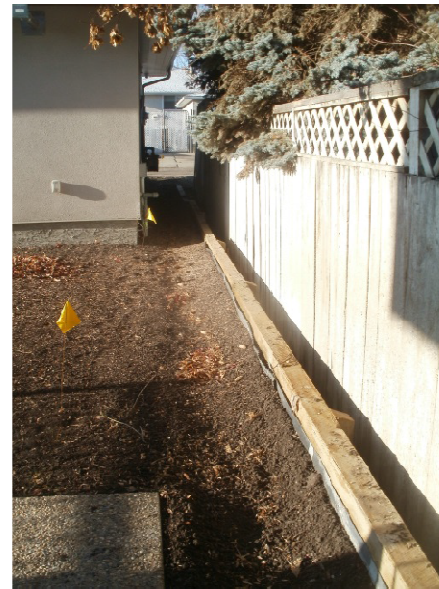
Drainage Programs and Assistance to Landowners

- Flood Prevention Program
- The Homeowner's Guide to Flood Prevention
- Surface Drainage suite of websites
- Videos highlighting common causes of flooding and prevention tips



Grade Requirements

- Side Yards less than 1.5 m require a minimum of 15 cm drop for both soft and hard surface grading and landscaping
- 1.5% swale slope towards a city right-of-way



Internal swales are supported by retaining walls with moisture barriers