

Announcement – Engineered Grading/Drainage Plan Requirements

Over the past 2-3 summers, there have been very high rainfall levels around Pigeon Lake. This has resulted in the lake reaching its highest levels in at least 50 years.

The extra rainfall and higher lake levels have significantly impacted local drainage patterns. They have also worsened existing drainage issues around many properties, especially after residents have constructed new buildings.

The Summer Village is working on creating new Drainage Plans and Drainage Bylaws to deal with long-term drainage issues. However, in order to deal with the current drainage issues, the Summer Village will need to impose new requirements for Development Permit applications.

Effective May 16, 2022, all Development Permit applications for construction of new buildings and building additions with permanent foundations must include the following information:

1) A Drainage Plan stamped by a surveyor or Professional Engineer licensed to practice in Alberta. The plan must show the existing and proposed geodetic grades and drainage patterns for the property.

The Drainage Plan must include a letter from a Professional Engineer licenced to practice in Alberta that declares that the proposed changes to the site drainage will not cause water to flow onto neighbouring properties.

NOTE: The Summer Village will accept a letter from another type of engineering professional, such as a P.Tech. or P.L.(Eng.), on a case-by-case basis. If you plan to obtain a letter from an engineering professional that is not a P.Eng., you must check with the Summer Village beforehand so that the Summer Village can do any required due diligence first.

2) An Eavestrough Plan showing where the eavestroughs will be placed. This must include the location of the outfalls and the planned direction of rainwater flow. Eavestroughs must be positioned so that water exiting the eavestrough system will flow directly towards Pigeon Lake.

However, the Summer Village may permit eavestroughs to flow towards the road if:

- a) the structure is a garage and/or guest suite that is on the side of the property facing the road,
- b) the property is on the lakeshore, and
- c) there is a culvert on the part of the road abutting the property.