

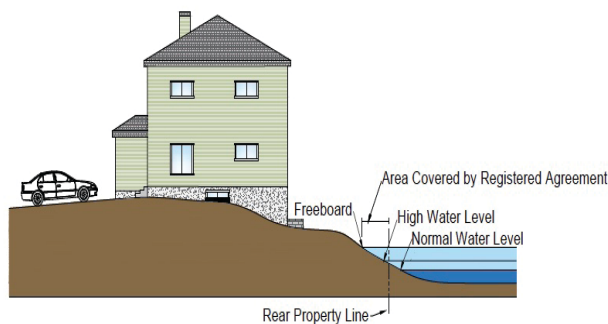
Restrictive covenants, easements and rights-of-ways

Lots that back onto a stormwater management facility (SWMF) may have a restrictive covenant, easement, or overflow right-of-way (registered agreement) registered against the property by the County. The registered agreement is a restriction or limitation on the use of the property within the area.

It is important that homeowners understand the restrictions that a registered agreement places on their lot. The water level of the SWMF will vary from time to time and occupy the overflow easement that is part of the lot. Property owners are obligated to allow the overflow and encroachment of water from the SWMF onto the agreed portion of the lot.

A registered agreement clearly defines what can and cannot be placed in the rear portion of the lot. Often the covenant states that nothing permanent can be built in the identified area. This includes, but is not limited to, sheds, retaining walls, patios, fire pits and play structures.

The registered areas should not be landscaped with items that could float into the SWMF, such as wood mulch.



Get started today

The staff at Planning and Development Services are pleased to explain the various requirements and how they relate to your business.

Please feel free to contact us anytime.

Call 9-1-1 if someone falls through the ice or is drowning.

Do not put yourself in harms way to save them!

Contact us

Strathcona County
Planning and Development Services

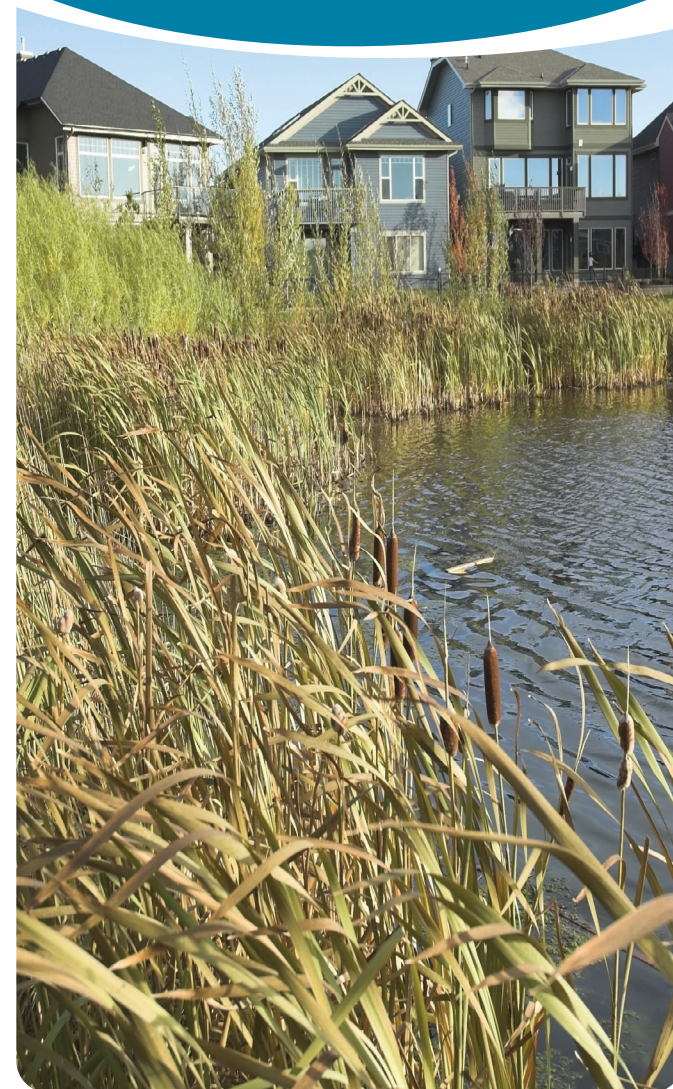
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Office Hours:
Monday to Friday 8:30 a.m. - 4:30 p.m.

Please note this brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact Planning and Development Services for more information. Strathcona County accepts no responsibility for persons relying solely on this information.



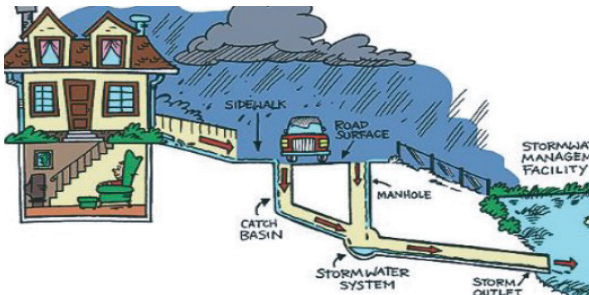
Living by a Stormwater Management Facility



Understanding how stormwater management facilities (SWMF) work

In urban settings, hard surfaces such as roofs and roads reduce the overall area where rain can be absorbed into the ground, and if left uncontrolled, it could lead to flooding during heavy rainfall events. Surface water is collected from overland run-off and in underground pipes and is discharged into the SWMF. The SWMF contains surges of water and releases it slowly into a natural drainage system, avoiding erosion and flooding down stream.

During dry periods, the SWMF will hold water at a Normal Water Level, and during heavier rainfall events, the water level may rise approximately two metres to the High Water Level. Depending on the proximity of your lot to the SWMF, water may temporarily flood a portion of your backyard, which is why an agreement has been registered.



SWMFs are constructed to have larger amounts of water enter at a certain point and at a certain flow rate. Do not direct your weeping tile or downspouts directly into the SWMF. This increases the rate of flow and causes erosion, which can lead to significant problems. It could be the home owners' responsibility to pay for the costs to repair the affected area.



Living by a stormwater management facility (SWMF)

Urban SWMFs are common in newer neighbourhoods in Strathcona County, and are desirable to live near for many. Aside from their aesthetic value, SWMFs play an important role in the County's ecosystem and stormwater management system.

SWMFs are designed to collect run-off from neighbourhood streets and yards. However, stormwater run-off contains more than just rain. Contaminants such as dirt, oil, salt and chemicals are picked up and collected in the storm system making the water quality conditions unknown. The SWMFs serve as a natural filter to help clean the water prior to it re-entering the natural drainage system and eventually the North Saskatchewan River.

SWMF safety

Precipitation, fluctuating weather, decomposing vegetation, road salt use and changes in drainage cause year round flowing water within our SWMFs. This makes unpredictable and dangerous ice conditions in the winter. Remind your family to play safe and stay off the ice.

Strathcona County does not monitor the ice thickness of any SWMF or natural body of water. Therefore, ice conditions are unknown and unpredictable. Take proper care and be smart around ice-covered bodies of water.

Contact with the water is not safe. The loose soil and plants growing in the water can be challenging and dangerous to walk through. Swimming, boating or other recreational activities on the facility are strongly discouraged.

For all service requests and inquiries, visit:

strathcona.ca/countyconnect



How you can help

You can help prevent smelly algae by limiting fertilizer use and picking up animal waste, which act as nutrients for algae.

SWMFs offer a wide variety of habitats, which make them very important for all kinds of wildlife, especially birds.

It is important to not cut down plant material or mow within these areas, as plants help remove the pollution from run-off in the surrounding neighbourhood and could disturb nesting areas for the birds residing along the SWMF water's edge.

Do not utilize SWMFs as natural lakes for watercrafts, docks, etc. These also pose a risk to the facilities during storm events, as they may block the inlets and outlets.

Unacceptable recreational activities are enforceable under the provisions of the Strathcona County Parks Bylaw 21-2013 (Sections 13 and 14).



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