

## Did you know?

Strathcona County may, at any time, require you to do maintenance to the site grading on your property if settlement or unauthorized alterations are resulting in surface drainage problems to neighbouring lots or County rights-of-way.

This requirement is enforceable under the provisions of the Strathcona County Surface Drainage Bylaw. For more information contact Planning and Development Services.

## Contact us

Strathcona County  
Planning and Development Services

Main Floor, County Hall  
2001 Sherwood Drive  
Sherwood Park, Alberta T8A 3W7  
[www.strathcona.ca](http://www.strathcona.ca)  
Phone: 780-464-8080  
Fax: 780-464-8142

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 an urban lake



## Living by an urban lake

Urban lakes are common in newer neighborhoods in Strathcona County, and are desirable to live near for many. Aside from their aesthetic value, urban lakes play an important role in the County's storm water management system.

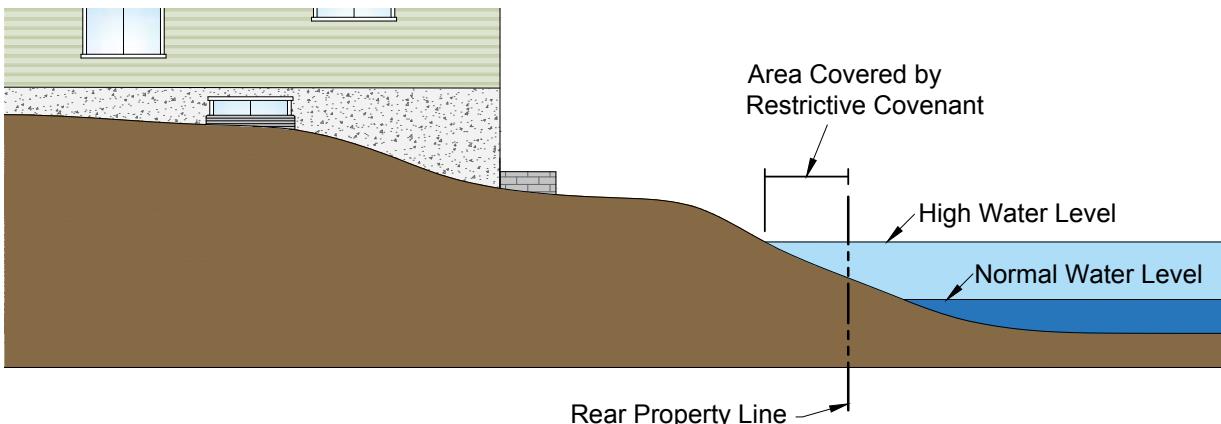
Urban lakes or stormwater management facilities (SWMF) are designed to collect runoff from neighborhood streets and yards. However, stormwater runoff can contain more than just rain. Contaminants such as dirt, oil, salt and chemicals can be picked up and collected in the storm system. The SWMF serves as a natural filter to help clean the water prior to it re-entering the natural drainage system downstream.

## Understanding how stormwater management facilities work

In urban settings, hard surfaces such as roofs and roads reduce the amount of area where rain can be absorbed, and if left uncontrolled, could lead to flooding during heavy rainfall events. The SWMF contains surges of water and releases it slowly to downstream facilities. Surface water is collected in underground pipes and discharged into the SWMF.

During dry periods, the SWMF will hold water at a Normal Water Level (NWL), and during heavier rainfall events, the water level may rise as much as 2 meters to the High Water Level (HWL).

Depending on the proximity of your lot to the urban lake/SWMF, water may temporarily flood a portion of your backyard, when the SWMF has reached the HWL.



## Restrictive covenants and rights-of-way

Lots that back onto a SWMF may have a restrictive covenant or overflow right-of-way registered against the property by the County. The restrictive covenant is a restriction or limitation on the use of the property to ensure that foundation walls are built above the HWL.

It is important that homeowners read and understand the restrictions that a restrictive covenant or utility right-of-way places on their lot. The water level of the storm water management facility 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 overflow utility right-of-way that is part of the lot.

**To obtain a copy of the restrictive covenant or overflow right-of-way registered against your property title, you first need to locate the covenant or right-of-way number detailed on your copy of the property title documentation.**

**You can then visit an Alberta Registry office and provide this number to obtain a copy of the restrictive covenant or overflow right-of-way.**

## Landscaping Do's and Don'ts

Restrictive covenants clearly define 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.

It is also important to remember not to place anything that could float in the identified area. This includes plastic furniture, wooden tables, and bark mulch.



**The environment is important and there are things that you can do to support the sustainability of our water system.**

The water from your backyard flows directly into the SWMF/urban lake without dilution of any contaminants. Items such as chemical fertilizer and dog waste contain nitrogen and phosphorus, which are nutrients for algae and weeds. Avoiding the use of chemical fertilizers and regularly cleaning up dog waste will help reduce algae and weeds in the SWMF/urban lake.

**Contact Planning and Development Services or visit [www.strathcona.ca](http://www.strathcona.ca) for more information on landscaping and your property.**