



The Corporation of the District of North Vancouver

CORPORATE POLICY MANUAL

Section:	Engineering & Public Works	11
Sub-Section:	Drainage and Flood Control	5225
Title:	DRAINAGE PROBLEMS - DEVELOPED RESIDENTIAL PROPERTIES	2

POLICY

The District will offer assistance to private property owners in situations where the natural action of surface or sub-surface water flow is causing a problem which affects their property and where there is:

- a potential for major damage to or loss of property within private lands, and/or
- a clearly evident risk to users of the private lands

resulting from the progressive action of that natural water flow if it is left to continue unabated.

REASON FOR POLICY

To assist homeowners, who, through no fault of their own, are faced with financial hardship as a result of drainage problems.

AUTHORITY TO ACT

Delegated to Staff

PROCEDURE

1. The District's participation in correcting a drainage problem affecting private property is subject to the following general conditions:
 - 1.1 the affected property must be a developed residential property
 - 1.2 the proposed works must be designed by the District Engineering Department, or its agents, and must provide a long term solution to the problem
 - 1.3 when the proposed works involve more than one private property and constitute an addition or extension of the District's storm sewer system, the owners of the properties must grant a right-of-way to the District to permit access for maintenance of the installed works
 - 1.4 when the proposed works are to be installed on a cost shared basis, the private owners estimated share of the cost must be deposited with the District, in cash or in the form of a negotiable security acceptable to the Director of Financial Services, prior to commencement of the work.
2. The District's participation in correcting a drainage problem affecting private property is subject to the following specific conditions:

2.1 WATERCOURSE FLOWS

- 2.1.1 if the watercourse channel and the bank being eroded are wholly with District lands, then the full cost of any necessary protective works will be borne by the District
- 2.1.2 if the watercourse channel and the bank being eroded are wholly within private lands, then the cost of any necessary protective works will be shared equally between the District and the private owners
- 2.1.3 if the watercourse channel and the bank being eroded are partially within District lands and partially within private lands, then the cost of any necessary protective works will be shared on an equitable basis consistent with the above, with the District contributing fifty percent of the cost of the works on private lands.

2.2 GROUNDWATER FLOWS

- 2.3 if the source of the groundwater is wholly within District lands, then the full cost of any necessary control works will be borne by the District
- 2.4 if the source of the groundwater is wholly within private lands then the cost of any necessary control works will be shared between the District and the private owners, with the District contributing twenty-five percent (25%) of the full cost of the works
- 2.5 if the source of the groundwater is partially within District lands and partially within private lands, then the cost of any necessary control works will be shared on an equitable basis consistent with the above, with the District contributing twenty-five percent (25%) of the cost of the works on private lands

The cost of any works undertaken under the terms of this policy will include, but is not limited to, the following items:

- design survey and construction survey
- engineering design
- construction of the works
- supervisions of the construction
- current overhead charges
- restoration of any construction access routes and work areas

but does not include the replacement of landscaping, buildings, ornamental retaining walls or fences, or any other disruptions which were an inevitable result of carrying out of the construction works.

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1. Amendment Date:	April 13, 1976	Approved by:	Council
2. Amendment Date:	September 12, 1977	Approved by:	Policy & Planning Committee
3. Amendment Date:	September 24, 1979	Approved by:	Policy & Planning Committee
4. Amendment Date:	January 25, 1982	Approved by:	Policy & Planning Committee
5. Amendment Date:	December 14, 1987	Approved by:	Policy & Planning Committee
6. Amendment Date:	December 11, 1995	Approved by:	Regular Council