



1. In Steinbach, the implementation of Lot Grading Plans for new residential developments began in the 1990's and follow the [City of Steinbach Construction Specifications and Design Standards](#), in division 4, section E.2. This plan typically indicates the property line elevations at each corner and at any grade change. It is the property owner's responsibility to maintain these elevations to ensure that all adjacent residents benefit from properly draining lots. To confirm, obtain or have inquiries about a Lot Grading Plan, contact [engineering@steinbach.ca](mailto:engineering@steinbach.ca). For more information about Lot Grading Standards, visit [City of Steinbach Drainage and Lot Grading Standards](#).
2. The inspection of a lot verifies that the design grades and elevations were followed along the property lines. The City can perform a visual inspection, but the homeowner is required to have these stakes installed at the key locations of the area in question and marked with the design elevations.
3. Over-the-Fence solutions are highly encouraged by the City as it maintains agreeable relations amongst neighbors. This creates the chance for a solution that will benefit all parties involved. Inform your neighbors about the flow chart and related resources to begin developing a plan to remedy the issue. If they are cooperative, work together towards a solution using internal lot modifications<sup>9</sup> and consult a Landscape Contractor or Landscape Architect, if needed. If they are uncooperative, contact [cso@steinbach.ca](mailto:cso@steinbach.ca).
4. The most effective pro-active measure during the freeze-thaw seasons involves maintaining the drainage path(s) identified in the lot grading plan. Due to the nature of draining water, if it is allowed to freeze and block the drainage path, it has immediate effects on the efficiency of the plan and can even cause flooding. The good news is that once the season is over, the ice will melt away and drainage will resume as intended. The drawback is the uncertain length of time for the ice to melt away. Methods to maintain the drainage path and to reduce the length of time of the melt include uncovering the drainage path before the freezing and thawing occurs, or removing the ice if it already sets in. Drainage paths that are most susceptible to longer melting times are property lines that are blocked by buildings or fences from direct sun exposure.
5. Good sump pump discharge practices include following [By-Law No. 1674](#) and moving the discharge point to allow the whole lot to contribute in the absorption of surface water, and preventing erosion from prolonged discharge points. For more information, visit the City of Steinbach's [FAQs](#) regarding sump pump operations.
6. Nuisance water is when a property owner is draining sump water onto neighboring properties, streets/lanes, sidewalks, boulevards, swales, ditches or into the drain of their home. Nuisance water negatively affects the residents in the immediate area. Sump discharge operations must be contained inside the respective property.
7. Stagnant Water, as described in [By-Law No. 1663](#), is considered a drainage issue to the City once any pond of water that is greater than two inches in depth, in any one location, and that exists at least at that depth for more than 36 hours and is entirely surrounded by land. The 36 hours will be measured from the end of the event that produced the water.

8. Potential drainage problems may arise from the sources of water listed in the flow chart, lots that do not follow development grading plans, and improper building perching without positive slope towards the water conveyance systems in the grading plan.
9. Internal lot modifications are landscaping alterations that occur within the lot lines without affecting the lot line intents. Residents are encouraged to consult with landscape contractors or landscape architects to implement water management techniques that add functional and aesthetic value to a property. In the table below, is a list of various Lot Grading features can be implemented as individual solutions or can be combined to create an elaborate drainage system. A note to remember when researching these features is how, if needed, they will adapt to the local climate and resist the stresses of seasonal changes. A helpful local resource for Steinbach and the surrounding area is the Seine-Rat Roseau Watershed District ([SRRWD](#)). Visiting their website is highly encouraged before and after a solution is chosen as their website promotes different programs that offer funding towards managing water resources. Lot Owners should be confirming that no property damage from drainage or stagnant water is occurring to create reasonable drainage expectations.

<b>Water Design</b>	<b>Drainage Feature</b>
Water Storage	<ul style="list-style-type: none"> <li>▪ Dry Wells</li> <li>▪ Rain Barrels</li> </ul>
Water Conveyance	<ul style="list-style-type: none"> <li>▪ Swales</li> <li>▪ French Drain</li> <li>▪ Trench Drain</li> </ul>
Water Infiltration	<ul style="list-style-type: none"> <li>▪ Bioswales (Vegetated Swales)</li> <li>▪ Permeable Surfaces</li> <li>▪ Rain Gardens</li> </ul>
Positive Lot Drainage	<ul style="list-style-type: none"> <li>▪ Lot Grading</li> </ul>