



Date: April 11, 2022
To: Mayor and Council
Author: G.A. Plancke
RE: Backyard Flooding Subsidy Program
Report No.: IED-2022-17

RECOMMENDED ACTION

1. That the Backyard Flooding Subsidy Program **BE APPROVED**.

BACKGROUND

The residential properties residing on the east side of Redwood Avenue in Cottam have been experiencing chronic rear yard flooding as a direct result of new Development (Woodridge Estates) construction which has effectively blocked the historical overland flow from the rear of the Redwood properties to the previous open farm field.

The Redwood properties do not have rear yard catch basins to collect their own water, and as result, any water that accumulates during rain events has no defined outlet and simply ponds for an extended period until the water evaporates or percolates into the ground.

Council explored, and discussed this topic during the Regular Meeting of Council February 28, 2022, with the intention of developing a strategy to deal specifically with the Redwood issue, but also a strategy in general for any residential properties that do not currently have a rear yard catch basin.

DISCUSSION

Many residential properties within Kingsville do not include designated & functioning rear yard catch basins due to either them not being required at the time the lots were created, and or covered over, or modified through landscaping practices over time. Residential property owners are required to control any storm water flow from their property.

It is very important to note that residential property owners are required to control any storm water flow from their property. When property purchasers buy existing homes without rear yard catch basins and which are prone to flooding, they are purchasing a

home which has a deficiency. Buyers should be aware of this risk and be made aware by realtors and home inspectors. Responsibility for storm water flow on private property does not belong with the Town of Kingsville.

Changes in the Ontario Building Code, and a general improvement to engineering practice has resulted in the inclusion of designated rear yard drainage systems or specifically the requirement for rear yard catch basin installation as part of the lot grading requirements for new residential lot creation and home construction.

Only existing residential properties that do not have rear yard catch basins (including those on Redwood) would be eligible for a subsidy under this proposed program. Properties that already have a rear yard catch basin would not be eligible for any funding under this subsidy program.

It is anticipated that there may be an immediate uptake of this subsidy program for areas that have been experiencing recent rear yard flooding as a result of abutting new residential development which now require higher grade levels to accommodate 100 year flooding thresholds, and or the realization that Climate Change has resulted in an increasing number of significant rain events both in intensity, and duration that is now exasperating natural drainage and ground percolation. Many residential properties that historically never identified having an issue with rear yard flooding, are now realizing the direct impacts that Climate Change, and residential growth is having on their properties.

Commercial and industrial (CI) properties would not be eligible for this subsidy. All new, and many existing CI developments incorporate an engineered Storm Water Management (SWM) system and are restricted to pre-development storm water release so that those developments do not negatively impact the storm sewer drainage systems.

Residents have asked why subdivisions are being built higher than older subdivisions. The height of new subdivisions being built is set by the Essex Region Conservation Authority (ERCA). Due to climate change, ERCA has been requiring new subdivisions be built at a height which is higher than some older subdivisions.

FINANCIAL CONSIDERATIONS

The proposed subsidy would only be available to existing residential properties. The eligible subsidy would be for up to 50% of the cost to install a new rear yard catch basin to a maximum of \$1500.00 per residential property. In cursory review of properties that are eligible to take advantage of this subsidy, it has been estimated that new rear yard catch basin installation costs should range somewhere between \$3000 - \$5000. In some unique cases due to landscaping, and hard surfacing, these costs may be even higher. This is entirely subjective and residents would be required to obtain proper quotations under the terms of the subsidy program.

The cost of the subsidy program to be funded by the Public Works - Storm Drainage Maintenance budget line (01-130 - 60452) to the extent of the annual budget allocation on a first come first serve basis. If additional significant funding is required in any given year, a subsequent request for additional funds to Council, and or reallocation of budget lines will be completed to compensate for the interest in the subsidy program.

ENVIRONMENTAL CONSIDERATIONS

The addition of rear yard catch basins for many residential properties will drastically reduce the occurrence of rear yard flooding, however may not completely eliminate the possibility. Residents are further encouraged to realign any downspouts away from impacted areas, and evaluate and mitigate any onsite conditions (including landscaping and grading) that may be contributing to the flooding.

CONSULTATIONS

Infrastructure & Engineering
Senior Management Team (SMT)

PREPARED BY:



G.A. Plancke Civil Eng. Tech (Env)
Director of Infrastructure & Engineering

REVIEWED BY:



John Norton
Chief Administrative Officer

LINK TO STRATEGIC PLAN

Promote the betterment, self-image and attitude of the community.

Link to Council 2021-2022 Priorities

- ☐ COVID-19 and the health and safety of the community
- ☒ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities