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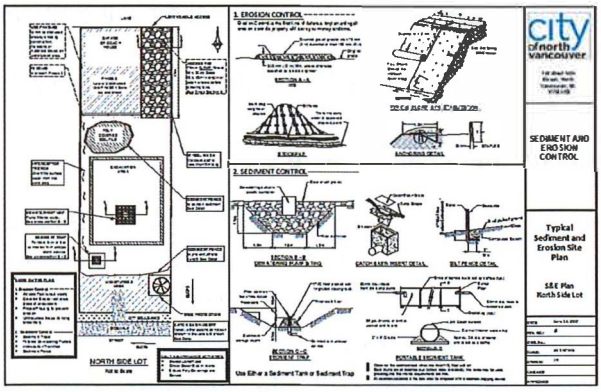
# Sediment Control Requirements for Construction on Renovations, Coach Houses, Single & Two-Family Properties

- The purpose of this guide is to inform applicants of their responsibility to keep their work-sites tidy and prevent the discharge of any prohibited substances (soil, sand, concrete, dirty water, oil etc.) into the City storm drain or drainage system.
- Allowing a prohibited substance to enter the City drainage system is a significant environmental concern, and a violation of the Stream and Drainage System Protection Bylaw, No. 7541, 2003.
- As part of an application for a City Permit (Demolition Permit, Building Permit, etc.) for any works on a single family or two-family lot that involves the disturbance of soil, applicants must demonstrate to the City's satisfaction how they will comply with the "Sediment and Erosion Control Guidelines for Single and Two-Family Properties", listed below.
- A sketch and/or written description of the proposed sediment and erosion control measures to be employed will be required. This must be submitted as part of the permit application.
- No permit will be issued until the sediment and erosion control issues on your site have been mitigated to the City's satisfaction.
- Single or two-family developments situated close to watercourses **or** on slopes greater than 20%, **or** on sites considered to be at a high geotechnical risk, **or** where multiple adjacent lots are being developed at the same time, may be required to submit a "Sediment Control Plan" (SCP) prepared by a Professional Engineer. Applicants should confirm the requirements for their site prior to submitting their application.

## Sediment and Erosion Control Guidelines for Single and Two-family Properties:

The objectives during construction on single and two-family lots are to minimize erosion and release of sediment off-site by controlling the development and construction activities. Single lot erosion and sediment control measures include:

- Planning the construction access;
- Phasing construction;
- Minimizing clearing and grading activities;
- Control of excavated soil stockpiles;
- Surface and slope preparations
- Removal of sediment from water to be discharged; and,
- Surface run-off control.




See the attached **Typical Sediment and Erosion Site Plan**.

## 1. Site Layout and Clearing

At the earliest stages, the single lot development should be designed to include the Best Management Practices for erosion and sediment control, specifically:

- Design and layout of the building site to minimize impervious areas;
- Retain existing vegetation and ground cover where possible;
- Restrict vehicle access to one location and provide a surfaced working area of clean, minimum 3" clear crush gravel over high strength woven geotextile;
- Minimize clearing and stripping of setbacks and easements; and,
- Clearly mark building area and clearing boundaries on-site.

## 2. Soil Erosion Control

Surface erosion from building sites is generated mainly from soil excavations and graded areas. To minimize erosion on-site the following Best Management Practices must be applied:

- Cover temporary fills or stockpiles with polyethylene or tarps;
- Cover exposed slopes of excavation with polyethylene tarps when not under construction and overnight;
- Re-vegetate or final landscape disturbed areas as soon as practically possible; and,
- Limit machine access and operation to prepared access areas only.

## 3. Drainage and Sediment Control

Site drainage features can usually incorporate sediment control features to limit the off-site transport of sediments directly into watercourses or into storm drainage systems that discharge into drainage systems and streams. Best Management Practices include:

- Divert run-off away from cleared areas by use of swales or low berms;
- Utilize silt fences around stockpiled materials and sloped areas;
- Collect run-off into sediment traps prior to discharge off-site; and,
- Protect catch-basins both on and off-site to prevent the discharge of sediment laden run-off to the storm drainage system or streams;
- No water leaving the site shall meet or exceed the criteria for "Excessive Suspended Solids Discharge as described in the Stream and Drainage System Protection Bylaw, No. 7541, 2003;
- Taken care to ensure that no silt or soil is tracked, spilled, or deposited onto the street.

## 4. Enforcement and Penalties

Allowing any material from your site to enter City streams or the storm drainage system is a serious environmental concern, and is prohibited under the Stream and Drainage System Protection Bylaw, No. 7541, (2003). Penalties include fines of up to $10,000 per offence.

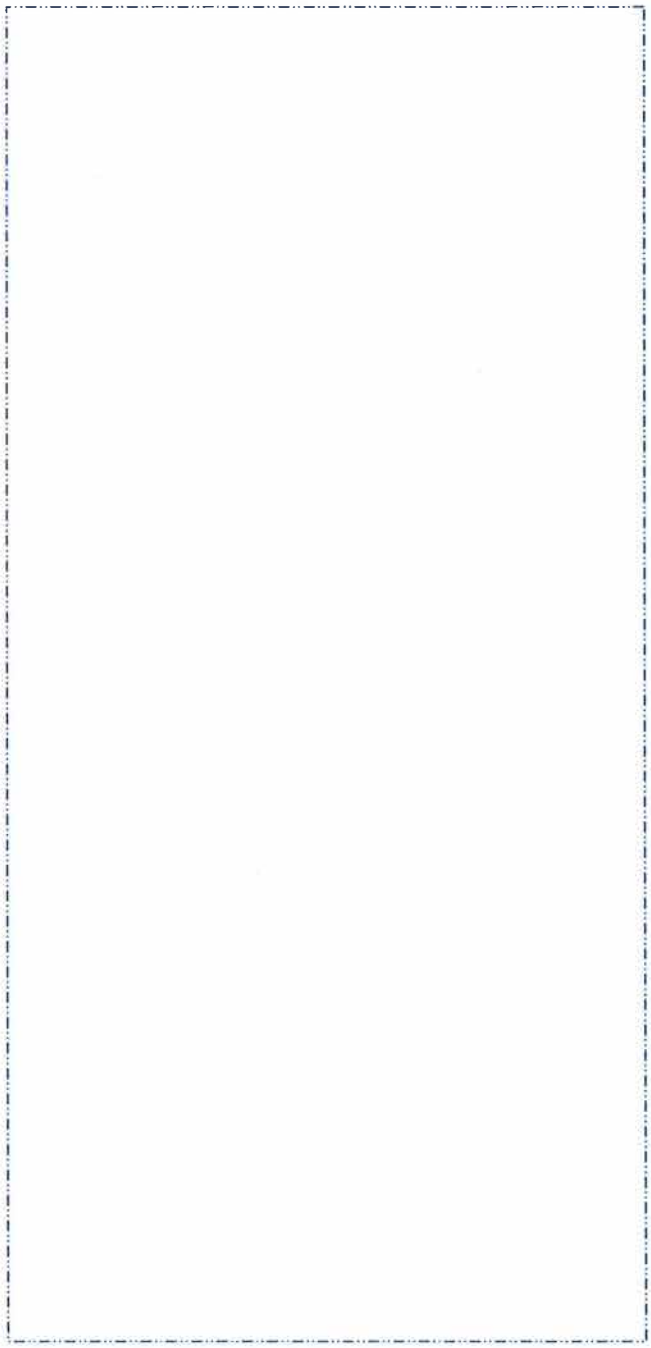
As the City drainage system is connected to fish-bearing streams and Burrard Inlet, any discharges to the storm drain are also prohibited under the Federal Fisheries Act, with fines of up to $300,000 for first time offences.

***Please Note: This bulletin is provided as a reference guide only. It is the responsibility of the applicant to ensure compliance with all applicable by-laws and legislation.***

**5.** The site plan below may be used to submit the Sediment and Erosion Control Plan.

Indicate the following on your sketch:

- ☐ Limits for clearing and excavation
- ☐ Phasing of construction is applicable
- ☐ Surface runoff direction and control, including, but not limited, to sediment fences and swales
- ☐ Soil stockpile location and protection
- ☐ Excavation slope protection
- ☐ Sediment detention / water discharge method(s)
- ☐ Off-site catch basin protection
- ☐ Site access location including materials and construction of the access pad
- ☐ Site location context (lot dimensions, street names, etc.)



Date: _____

Signature: _____

# Storm Sentinel™

## Adjustable Catch Basin Insert

*Trap pollutants and control contaminants from entering our water systems.*

1 - Adjust Insert

2 - Place in Drain

3 - Comply & Filter!

Made of non-woven geotextile fabric, the ***Storm Sentinel™ Adjustable Catch Basin Insert*** is supported by a durable wire frame and can fit a variety of drain shapes & sizes.

Competitive units require multiple people to get the job done. With the ***Storm Sentinel™***, installation and removal is always a 1-person job!

- ✓ **US Patent Approved (No. 7,201,843)**
- ✓ **Comply with stringent NPDES & EPA standards (40 CFR122.26)**
- ✓ **Inexpensive & Easy-to-use Best Management Practice (BMP)**
- ✓ **Vital element of any Stormwater Pollution Prevention Plan**
- ✓ **Overflow outlets allow excess to bypass system, reducing flooding & ponding**
- ✓ **Self-supporting wire frame**
- ✓ **No trimming needed!**

### *Specifications:*

***Size:*** Rectangular - 16”x20” (41cm x 51cm) to 42”x42” (107cm x 107cm)
Round - 27” to 29” (69cm to 74cm)

***Material:*** 8oz Polypropylene, Non-Woven Geotextile Fabric

***Flow Rate:*** Maximum overflow rate varies depending on the level of soil that has accumulated with the fabric. (Proper maintenance is mandatory to maintain maximum water flow).

**500** Gallons Per Minute (GPM)

***Removal Capabilities:*** Oil, Grease, Sediment, Trash, Hydrocarbons & Debris

***Disposal:*** Dependent on the nature of pollutants being collected. Should be in accordance with local, state and federal regulations.

***Weight:*** Empty - 2-4 lbs. (32-64oz)
Full - Dry; 30-50 lbs. (13.6-22.7 kg)
Liquid; 85-100 lbs. (38-45.4 kg)

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