

WINNIPEG CONDOMINIUM CORPORATION NO. 344

DRAINAGE POLICY

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Section 2.04(f) of the Condominium Declaration:

Drainage. Each owner hereby covenants and agrees for himself, his heirs, assignees, vendees and successors in interest that he will refrain from interference with the established drainage pattern over his Unit from adjoining or other Units, and make adequate provision for proper drainage from any other such Unit in the event the established drainage over his Unit is changed or altered.

Notwithstanding Section 2.04(f) of the Condominium Declaration, the following shall apply:

“Approach(es)” shall include any excavations, fills, culverts, and all other associated items whose purpose is vehicular and/or pedestrian access between two or more access points.

“Natural Drainage Waterway(s)” shall include any natural drainage waterway(s) that pre-existed the Development or those that are formed by natural means at any time throughout the life of the Development.

“Manmade Drainage Waterway(s)” shall include any natural drainage waterway(s) whose geometry, flow, stream order, and/or any other characteristic has been significantly altered by WCC344 and shall also include any new drainage waterway(s) that were constructed for the purpose of collecting, diverting and/or directing runoff.

At the time of developing this Drainage Policy there are many existing Natural Drainage Waterway(s) and Manmade Drainage Waterway(s) leading to, within and away from the Development. The geometry, flow, stream order, and any other characteristic of these waterways shall be grandfathered into this Drainage Policy.

Roles and Responsibilities of Winnipeg Condominium Corporation #344 (WCC344)

WCC344 shall from time to time as deemed fit make alterations to Natural Drainage Waterways on Common Element to care for Common Element.

WCC344 shall from time to time as deemed fit make alterations to Manmade Drainage Waterways on Common Element to care for Common Element and/or Units.

WCC344 shall develop, keep and update from time to time a list identifying the minimum culvert specifications for Approaches to each Unit.

WCC344 may inspect Approach(es) prior to, during and/or after construction.

Construction and maintenance of (an) Approach(es) leading from Common Element to Common Element shall be the responsibility of WCC344.

Roles and Responsibilities of Unit Owner(s)

Existing Approaches at the time of developing this Drainage Policy shall be grandfathered into this Drainage Policy.

Unit Owner(s) shall contact WCC344 and seek the minimum culvert specifications prior to construction of a new Approach or reconstruction of (an) existing Approach(es). Failure to do so will result in a Letter of Warning to the Unit Owner(s) indicating such and that the Approach(es) must be upgraded within 30 days. Failure to do so will result in WCC344 upgrading the Approach(es), which cost plus 10 percent will be forwarded to the Unit Owner(s).

Unit Owner(s) shall submit their Drainage Plan to WCC344 for review and approval prior to construction. WCC344 will endeavor to respond with approval, approval with condition(s) or denial within four (4) weeks of the submission date.

If Drainage Plan(s) require alteration(s) to the existing Natural or Manmade Drainage Waterway(s), the impact of the proposed alteration(s) shall be reviewed by WCC344 and the Drainage Plan may be approved, approved with conditions or denied. If approved or approved with conditions, the Unit Owner(s) should be prepared to pay the full cost of the alternation(s).

Unit Owner(s) shall provide WCC344 with minimum 2 weeks' notice of intent to construct the Approach(es).

Construction and maintenance of (an) Approach(es) leading from Common Element to Units shall remain the responsibility of the Unit Owner(s).

Construction Considerations

Culverts shall be installed according to manufacturer recommendations. If no such recommendations exist, the following culvert installation best practices shall be considered.

The full width of the excavation shall be at least the culvert diameter plus 12" with a minimum space of 6" between the culvert edge and excavated face upon placement of the culvert.

The foundation shall be adequately shaped, prepped and compacted so to reduce heave and settlement of the culvert(s).

Backfill shall be placed and compacted in even lifts not exceeding 6" beneath, to the side and above culvert(s) so to reduce heave and settlement of the culvert(s).

Culvert haunches shall be appropriately shaped to fit the geometry of the culvert(s).

In the case of multiple culverts, the spacing between culverts from edge to edge shall not be less than 6" and not more than half the smallest culvert diameter.

The slope of the culvert shall not exceed the maximum slope of the ditch 15' upstream and 15' downstream of the culvert(s).