



Town of Happy Valley-Goose Bay

Policy Statement

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Approved Date: August 29, 2023	Effective Date: August 29, 2023	Revision Date:	
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Topic: STORMWATER DETENTION POLICY

Policy Statement:

1. Purpose

The purpose of this document is to provide policy direction when stormwater detention systems are required for development where an increase in stormwater runoff may: a) contribute to risk of flooding, and/or b) exceed the capacity of Town storm sewers, bridges/culverts, river channels, or ditches.

The [Stormwater Detention Policy](#) applies to all new developments with the exception of:

- Infill development (exempted provided that the developer can demonstrate that there will be no downstream issues associated with capacity, flooding, erosion control, and velocities)
- Cemeteries, grassed playing fields and vegetated areas of public sports and recreational facilities.

2. Policy Objectives

Proposed developments must provide stormwater detention to temporarily store runoff. Parking lots shall be designed to capture all surface drainage and convey all stormwater into a town storm sewer system or approved water course. Infiltration of some or all stormwater into the ground may, however, be acceptable where it can be demonstrated to the town's satisfaction through an engineering report prepared by a Professional Engineer that the ground can accommodate the surface drainage without any negative impacts.



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The objectives of the *Stormwater Detention Policy* are to:

- a) Temporarily store the difference in volume between the 100-year 24-hour post-development runoff and the 100-year 24-hour pre-development runoff while limiting the post-development runoff rate from a development to the pre-development runoff rate.
- b) Prevent increases in downstream flooding and drainage problems that could increase flood losses, damage public/private assets, reduce property values, and require additional capital works expenditures for flood mitigation.
- c) Encourage integration of the detention system into a sustainable overall stormwater management plan for the development, and
- d) Promote the incorporation of detention systems into the engineering design and layout of the development so that adequate storage areas are included in the initial stages.

3. Policy Application

The Policy applies to all developments within the Town of Happy Valley-Goose Bay which present an immediate or foreseeable risk of flooding, with the exception of:



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- a) Developments comprising a land area of less than 0.25 hectares except where it is determined by the Director of Engineering that such development will have an adverse effect to downstream properties,
- b) New developments in subdivisions where a stormwater detention system has already been provided for the entire subdivision,
- c) The grassed playing field and vegetated area of public sports and recreational facilities that are not part of a development,
- d) Locations where such a system would, due to timing of outflows, have an adverse effect on downstream properties by increasing peak rates of runoff – as determined by the Director of Engineering,
- e) Where there is a written agreement between the Developer and the Town to provide stormwater infrastructure improvements that remedy the downstream flooding problems in lieu of constructing a stormwater detention system. The Developer would be required to provide the Town with a certified cheque or an acceptable Irrevocable Letter of Credit for the value, as determined by the Town, of the downstream flood remediation work,
- f) Small size developments where it can be demonstrated to the satisfaction of the Director of Engineering that not installing a stormwater detention system would have no adverse effect to downstream properties, and
- g) Other areas where the Director of Engineering determines, based on hydrologic/hydraulic analysis, that stormwater detention is not necessary, or may be permissible at a reduced level.



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4. Area of the Development to which Stormwater Detention Applies

Generally, stormwater detention applies to the entire development with the following exceptions:

- a) On already-developed property, the stormwater detention system requirements only apply to the area of the new development – provided runoff from previously developed areas can be excluded from the detention storage,
- b) In residential subdivisions where new public roads will be created, the stormwater detention requirements will apply to the entire development area – including streets and lots. However, any areas of a lot that remain in a natural undeveloped state may be excluded from the area to be controlled by the stormwater detention system provided that flows from these areas can be diverted around the detention system. Approval from the Director of Engineering must be obtained before excluding any area from the detention requirements.
- c) Where the proposed development is on a previously developed vacant site or is a complete redevelopment of an already-developed property, the stormwater detention system requirement will be applicable to the entire property.



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5. Developer's Responsibility

It is the responsibility of the Developer(s) to submit for Town approval a stormwater management plan which meets the requirements of this Policy. The Town reserves the right to accept or reject the stormwater management plan or propose amendments to the plan.

6. Regional Detention

The Town may, where it is considered more effective, direct Developers to cooperate in, and fund the cost of, a regional detention system as a condition to a development(s) proceeding. A regional detention system would establish large scale stormwater detention structure(s) to meet this Policy's requirements for several developments within a geographic region. Similarly, a Developer(s) may also propose a regional stormwater detention system to the Town.

7. Detention Infrastructure Costs

Developers will fund all costs of stormwater infrastructure constructed within the borders of their property. In the case of a regional stormwater detention system, where the detention infrastructure serves more than one development, the regional detention infrastructure costs will be shared among developers in proportion to the amount of stormwater volume each development is expected to detain. Where the Town must upgrade its infrastructure outside the borders of the development, the Town may recover its costs, including interest and financial charges, through assessment charges/fees against



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developable properties served by, or to be served by, the regional stormwater detention system.

8. Ownership

Stormwater detention systems in residential developments may be accepted for ownership and maintenance by the Town. Detention systems in Commercial, Industrial, or Institutional developments will not be accepted for ownership by the Town. The Town of Happy Valley-Goose Bay provides no maintenance of stormwater detention systems located on private property.

9. Acceptance

Acceptance of stormwater detention systems is subject to the following requirements:

- a) A Developer owning property with an area greater than 0.25 hectares must construct a stormwater detention system in accordance with the approved engineering plans and must convey the system, and associated lands, at no cost to the Town as a condition of Final Approval subject to the requirements of Section 8 of this Policy.



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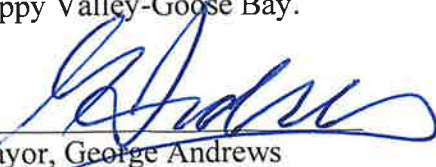
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b) The Town will not accept the detention system until (a) the system has been fully completed in accordance with the approved plans, (b) 80% of the proposed lots have been fully developed, and (c) adequate erosion control measures, as approved by the Director of Engineering, have been installed on the remaining 20% of the lots. The Developer must continue to own and maintain the detention system until accepted by the Town.

IN WITNESS WHEREOF, this policy is sealed under the Common Seal of the Town of Happy Valley-Goose Bay.



Mayor, George Andrews



CAO, Nadine MacAulay