
FLOODING & DRAINAGE FAQ



My neighbor's yard is built considerably higher than mine and therefore all of their rainwater and irrigation water flows into my yard. What can be done to stop this?

- Talk to your neighbour. Determine which lot is not properly graded and grade it to the correct elevation.
- If this is not practical, investigate whether constructing a retaining wall between your properties will solve this problem. In most situations where there is significant difference in elevations between yards, a retaining wall will benefit both homeowners.

I've just bought a new home, how do I know if my homebuilder graded my yard properly?

- Every new residential lot developed in the City of Martensville has been assigned grades so that all lots drain in a contiguous manner. An elevation plan will be attached to your Development Permit.
- Elevation piles are installed by the land developer in the rear of the property to assist home owners grading their individual properties according to the engineered plan.
- Check to see if the elevation plan is on the City web site and compare this to your property. Correct the site grading if the yard is not to grade.

I live in an older home and experience flooding in my basement after rainstorms. How can I prevent this?

- Check your yard's lot grading, particularly around your home's foundation as settlement is likely to occur over time. Older homes were required to bring the finished grade level to a minimum 450mm above the back of the sidewalk.
- Ensure downspouts direct water at least two metres away from your home to prevent foundation saturation and overloading of the weeping tile system.
- Snow should be removed away from the foundation in spring prior to melting. Seal all cracks in your foundation and between your house and driveway.

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Why is it important to keep storm water out of the sanitary sewer system?

- Unauthorized connections put more water into the sanitary sewer system than it is designed to handle. This increases the risk of sewage backup and basement flooding.
- Environmental and health concerns escalate when the sanitary sewer system is overtaxed. Sewage may not be treated as effectively. Raw sewage may be diverted into the river or holding areas.

My neighbor has built/altered his yard to a different elevation than mine. What can the City do about it?

- Martensville homeowners are sometimes faced with drainage and related problems because of the grading of their property and/or neighboring properties.
- As these properties are privately owned, the City of Martensville can only make suggestions to provide advice about how a problem of this type might be resolved. The problem is a civil issue that can be resolved best by the affected parties involved (you and your neighbor).

After a rainfall, my yard becomes flooded because my neighbor's downspouts discharge directly onto my property. What should I do?

- The most obvious solution is to talk to your neighbor and make them aware of the problem.
- It is the responsibility of each resident to ensure that their downspouts (roof leaders) drain onto their own property and away from their house.

I have a flat concrete pile along the property line of my property. What is it?

- The structure in question is likely a concrete elevation pile. Lot Grade Elevation Piles can be identified by a plate marked "Final Grade" on the top and can be found at the back of the property either along a side or rear property line.
- The purpose of an elevation pile is to assist property owners to find the correct finished grade of their property and direct surface storm water runoff away off their property. It is important for homeowners to ensure that their yard is graded to drain water as directed by the Lot Grading Plan designed by the City engineer.
- A concrete elevation pile is typically shared between adjacent neighbors and because of this, it is important to keep the pile free of garbage, dirt or other debris as this could prevent the intended flow of water and cause damage to your upstream neighbor's property.