

On-Site Stormwater Management (SWM) Threshold Checklist

December 10, 2025, Version 1, Revision: N/A

Introduction

The following checklist is a tool to help inform Designers and Reviewers. This threshold checklist is used to determine if the City's On-Site SWM program for residential infill developments of 1 to 12 units is applicable. This tool can be used as a guide at the Voluntary Pre-consultation stage and must be confirmed by a City Reviewer at the Building Permit stage.

Use

Designers and Reviewers are required to verify each of the thresholds listed below for residential infill proposals of 1 to 12 units that are not included in a registered Site Plan Control, Plan of Subdivision or Plan of Condominium agreement. Where a proposal is designed in accordance with a registered Site Plan Control, Plan of Subdivision or Plan of Condominium agreement, On-Site SWM is coordinated through those processes.¹

Threshold Application

Review the thresholds listed below to determine if the On-Site SWM program applies.

A proposal is exempt from the On-Site SWM program when:

- The proposal is on lands where:
 - a) the receiving stormwater infrastructure was designed and constructed to accommodate the proposal, and
 - b) the receiving stormwater infrastructure is operational, and
 - c) the receiving stormwater infrastructure has received preliminary approval, from the City's Inspection Unit, pursuant to a registered site plan control, plan of subdivision or plan of condominium agreement.

- The proposal is in a Rural Zone outside of a Village.

¹ Approved Site Plan Control applications, Plans of Subdivision and/or Plans of Condominium go through a rigorous engineering approval process including stormwater management. Reviewers must ensure that the proposal conforms the approved Site Plan Control, Plan of Subdivision or Plan of Condominium agreement.

An addition is proposed that is less than 55 m² in area, provided it is not within 1.2m of a lot line.

A QuickSWM analysis or a SWM Brief has been reviewed and accepted by the City that confirms that proposal does not result in any adverse effects to public or private properties and does not contribute to an increase in peak stormwater runoff rates per City requirements.