

August 2023

PROTECTING YOUR HOME AGAINST WATER DAMAGE DURING EXTREME WEATHER EVENTS

Dear Residents,

Following the torrential rains experienced by the metropolitan region over the past few weeks and residents' questions concerning the water damage that followed, we wish to inform you that the Town commissioned a specialized firm in 2022 to conduct a study of the hydraulic capacity of its sewer system. The municipality attaches great importance to the condition of its underground infrastructure, which is over 100 years old in some neighborhood's, and maintains it annually by cleaning and replacing sections as required. Once the specialized firm will submit its report, a plan of action can be drawn up in collaboration with the Town's Technical Services. To get the full perspective, the agglomeration of Montreal will also have to reveal the hydraulic performance of its collection network, into which the wastewater from Town of Mount Royal is discharged.

For homeowners, in addition to having your foundation inspected regularly for cracks, we'd like to make you aware of some individual preventive measures you should take to avoid water damage in the basement:

1- Check valves:

Make sure that all plumbing connections on your property are equipped with functional check valves (by-law no. 1443). These mandatory devices will help protect your property from backflow into the basement in the event of heavy rainfall.

2- Gutters not connected to the footing drain (French drain):

IMPORTANT: Your gutters **must not** be connected to the footing drain, as this is prohibited under bylaw no. 2008-47 of the CMM, and illegal under the Plumbing Code in force in Quebec. Water collected by gutters must be discharged onto your property, at least 1.5 m from the foundation. Regardless of whether or not your home has suffered water damage, it's crucial not to overload the municipal system during heavy rainfall. This preventive measure is beneficial for avoiding **potential water damage to you and your neighbors**, since everyone shares the same infrastructure.

3- A properly landscaped lot:

Go for intelligent landscaping, with a slightly sloping lot to allow efficient drainage of surface water away from your home, while creating multiple green spaces and plantings that can absorb this water, in accordance with the provisions of bylaw no. 1441. The Town also authorizes the **installation of a dry well on your property**, an additional solution for keeping water away from the basement. However, it is essential to call on experts in this field to carry out this installation successfully.

4- Sump pump and footing drain (French drain):

The footing drain surrounding your home is normally directed to a storm water holding pit and pumped to the sewer. However, if necessary, in the event of heavy rainfall, this pump can be connected to a hose to **discharge the water outside, on your property**, instead of directing it to the sewer, thus helping to reduce the load on the network. *Note: In order to supply the pump with electricity in the event of a power failure, the Town is reviewing its by-law to facilitate the options for locating generators on properties.*

Thank you for your commitment to protecting your home and that of your neighbors. By adopting these simple but crucial actions, you are actively contributing to strengthening our community's resilience in the face of today's climate challenges.

In conclusion, rest assured that the Town is doing its utmost to address this issue as a priority, and is actively working on it.

Information: Urban Planning and Development Division,
20, Roosevelt Avenue. Tel.: 514 734-3042. E-mail: urbanplanning@town.mount-royal.qc.ca