Stormwater Management Requirements

Residential Infill - Development Engineering Permit Applications

OAKVILLE

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Introduction

The Town of Oakville is currently updating its Infill Residential Development Procedures and Guidelines. In the interim, the following stormwater management (SWM) requirements apply to all new Development Engineering Permit Applications (DEPA), including Site Alteration Permit and Scoped Site Plan Permit applications.

The purpose of these requirements is to provide applicants with clear direction when preparing submissions, helping to reduce delays associated with review comments and resubmissions.

The stormwater management requirements are guided by the Town's Stormwater Master Plan, which identified remnant drainage channels, evaluated capacity within the Town's existing stormwater infrastructure, and concluded that site-level stormwater controls are necessary to help offset the impacts of increased development intensity. The Master Plan recommends retaining the first 25mm rainfall event on-site to reduce impacts to municipal infrastructure and downstream drainage systems.

The Town recognizes that residential infill developments differ significantly from larger subdivision and site plan projects. As such, stormwater management requirements are intended to be practical, proportionate to the scale of development, and focused on mitigating impacts to adjacent properties and municipal infrastructure.

The Town's preferred stormwater management approach is through infiltration. That is, management / percolation within the property boundaries, wherever possible. Where applicants can demonstrate that infiltration is not feasible due to site-specific conditions, Development Engineering will consider alternative approaches. Any proposed alternatives should be practical, cost-effective, manageable for homeowners, and avoid unnecessary complexity.

Note

On June 15, 2026, the Town of Oakville passed By-law 2026-088, amending Zoning By-law 2014-014. Applicants should review the South Oakville Residential By-Law Review for more information. These changes dictate impervious area and setbacks and may impact landscaping designs on applications.

Residential Permit Applications

1. Site Alteration Permit & Scoped Site Plan Permit (if in Bill97 Buffer)
    a. New Build or Tear Down & Rebuild
2. Site Alteration Permit
    a. Inground Pool and Enclosure
    b. Residential Addition (If in Bill97 Buffer – Scoped Site Plan greater than 50 metres squared)
    c. Accessory Structure/Detached Garage

Site Alteration/Scoped Site Plan

- New Build
- Tear Down and Rebuild

Stormwater management is required for **all new residential build/rebuild** Development Engineering Permit applications.

Stormwater Management Design Criteria

The SWM requirements align with the recommendations of the Town's Stormwater Master Plan which recommends that the first 25mm rainfall event be captured and managed on-site for all impervious surfaces, including:

- Roofs
- Driveways
- Patios
- Walkways
- Other hard surfaces

For stormwater management facility sizing calculations, the area of a swimming pool may be excluded and may be treated as pervious area.

Alternative Stormwater Management Approaches

Where geotechnical or soil conditions demonstrate that infiltration is not feasible, alternative stormwater management methods may be considered.

Where **alternatives to infiltration are required**, the storage shall be sized to control the **100 year post-development flows** to **5 year pre-development conditions**.

Site Alteration Permit

- Pools
- Building Additions
- Accessory Structures
- Detached Garages
- Etc.

Determining if your application requires stormwater management

Stormwater management will be required where a proposed development meets **one or more** of the following criteria:

1. The property has **no functional drainage outlet** (for example, a low point or spill to an adjacent property).
2. The total proposed lot coverage, including all hard surfaces, accessory structures, and swimming pools, exceeds **30% of the total lot area**.
3. The total post-development impervious coverage (existing and proposed) exceeds **65% of the total lot area**.

Submission Requirements

As part of the Site Alteration Permit application, applicants must submit a completed Stormwater Management Requirement Calculator Form.

Please note that stormwater management requirements remain subject to review and confirmation by Town staff.

Stormwater Management Design Criteria

The stormwater management facility must be designed to retain and manage the first **25mm rainfall event** on site for **all new impervious surfaces** associated with the proposed development application.

For stormwater management facility sizing calculations, the **area of a swimming pool may be excluded** and may be treated as pervious area.

Summary of SWM Requirements

Application Type	Is SWM Required?	Key SWM Criteria
Site Alteration/Scoped Site Plan Permits for New Build or Tear down and Rebuild	Yes, for all applications.	Retain the first 25mm rainfall event on-site for all impervious surfaces. Where infiltration is not feasible, alternative methods may be considered and storage must control 100-year post-development flows to 5-year pre-development conditions.
Site Alteration Permit for Pool, Building Addition, Accessory Structure, Detached Garage	Required when one or more trigger criteria are met. 1. No functional drainage outlet; 2. proposed lot coverage exceeds 30%; or 3. post-development impervious coverage exceeds 65%.	Where required, retain the first 25mm rainfall event on-site for all **new** impervious surfaces. Pools may be treated as pervious for sizing calculations.

If you have any questions regarding these requirements, please contact the Development Engineering Technologist assigned to review your application or Service Oakville at 905-845-6601 or service@oakville.ca.

Stormwater Management Report – Soil Information

A geotechnical report prepared by a qualified geotechnical engineer is the preferred source of soil information. However, it is recognized that obtaining a site-specific geotechnical investigation may not always be feasible. In such cases, alternative sources of soil information may be considered, provided sufficient justification is included in the Stormwater Management Report.

Where a geotechnical report is not available the following will be accepted in the SWM report (in order of preference):

1. In-situ testing – Provide all relevant details within the SWM report including
    - location of test pit
    - test pit dimensions
    - soils conditions identified
    - calculated percolation/infiltration rate
2. Area Borehole References using a conservative infiltration rate of that soil type
    - Borehole logs using the Ontario Borehole database will be accepted where referenced boreholes are in a reasonable proximity to the subject site (or reference multiple borehole logs around the site to confirm consistency)
        - Use a conservative infiltration rate for the soils found in the borehole logs
    - Attach the borehole details and location in an appendix for the reviewers to reference
3. Reference to a nearby SWM in-situ test
    - Where permission is provided by your previous client, you may reference the address and soils found from an in-situ test completed by your team of a nearby site.

Please note that during construction, depth of groundwater, bedrock, and soils are to be verified in the field to ensure that the approved design remains accurate.