

**Purpose:**

- 1 To set a clear guideline for Engineering Services to respond to inquiries regarding slope stability.

**Policy Statement:**

- 2 To set guidelines for the Engineering Services and Inspections & Licensing staff in responding to requests for comments by the Development Authority on applications relating to subdivision and/or development or building permits on or near escarpments within City limits.
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**Scope/Application:**

- 1 When responding to a Development Authority request for comments relative to development on or near escarpments or potential slope movement areas within City limits, the following recommendations will be included:
- 2 The applicant must provide to the Inspections & Licensing Department:
  - (1) a Geotechnical Soils Study and Report, undertaken by a recognized professional engineer in the Province of Alberta, that addresses potential short and long-term soil movement, establish soil strength parameters for foundation design, and defines any site improvement measures required to minimize potential damage to the structure or development of the site or lot and to minimize effects on adjacent properties; and
  - (2) a Structure Foundation Design, undertaken by a recognized professional engineer in the Province of Alberta, which matches the foundation requirements of the structure to the existing site soil strength and support conditions to ensure that short, and long term structural damage is not incurred.
- 2 The applicant must provide for the approval of the Engineering Services Manager a Site Drainage Plan, designed by a recognized Professional Engineer in the Province of Alberta, that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools if applicable, the design and connection related to building foundation weeping tile systems, and site drainage system to lower or control underground or surface water as required by the Geotechnical Soils Study referred to in item (1) above.
- 3 An Indemnity Agreement must be entered in to between the property owner, and The City of Red Deer that:
  - (1) advises the property owner that the area has potential for slope movement, and subsequent structure damage;
  - (2) confirms that the property owner has taken the appropriate design measures to minimize the potential risk of damage to the structure, and the remainder of the property;

- (3) confirms that the property owner accepts all responsibility for damages to the structure, and the balance of the property if there is future slope movement;
- (4) is registered by caveat against the title to the property at Land Titles for the purpose of informing future property owners of the slope stability issues; and
- (5) saves The City harmless from any claims of damage to adjacent properties, arising out of the actions of the owner of the subject property.

#### **Authority/Responsibility to Implement:**

- I The Inspections and Licensing Manager in conjunction with the Engineering Services Manager is delegated the authority by the Director of Development Services to create, implement, and update this policy, and related procedure.

#### **Inquiries/Contact Person:**

- I Contact Engineering Services and Inspections and Licensing

#### **Document History:**

<b>Date:</b>	<b>Signature:</b>	<b>Title:</b>
February, 2003	"Norbert Van Wyk"	City Manager

#### **Administrative Revisions:**

<b>Date:</b>	<b>Description:</b>
July 18, 2017	Converted to newest format. Approval History table replaced with Document History table.