

# Saanich Peninsula Stormwater Source Control Bylaw 4168

## Information Sheet for Businesses

Stormwater Management & Storm Sewers

Capital Regional District | April 2025



**Did you know that rain falling on your property can cause pollution?** As rain travels over our driveways, roads, roofs, parking lots, gardens and other surfaces, it becomes stormwater, often picking up chemicals, metal, dirt and oil along the way. **This water then flows into streams, wetlands and the ocean through storm drains, potentially impacting the health of our environment.**

Stormwater from properties in Central Saanich, North Saanich and Sidney must meet the legal requirements of the CRD's Saanich Peninsula Stormwater Source Control Bylaw. By following these regulations, businesses can help protect local creeks, rivers and shorelines.

### Bylaw 4168 – Codes of Practice

Codes of Practice are requirements that outline how specific business activities must be conducted to protect the environment. Schedules "C" and "D" of Bylaw 4168 outline the regulatory requirements for managing wastewater discharge from parking lot and outdoor storage operations into municipal stormwater systems. These requirements include maintaining stormwater rehabilitation units and spill response plans.

#### Parking Lot Operations

(Schedule C)

Routine parking lot maintenance prevents flooding and stops pollutants entering stormwater – protecting the environment and improving the appearance of your property.

| Activity                               | Example Sources of Pollution                                                                                                                               |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vehicles driving & parking on site     | Fuels (gasoline and diesel), motor oils and lubricating grease, automotive fluids, automotive accidents or major leaks and sediment (soil, sand and grit). |
| Parking lot maintenance                | Leaves and organic debris, new paint runoff, degraded paint, pressure washing and de-icing salts.                                                          |
| Operations that drain into parking lot | Washing of vehicles, equipment, building exteriors and leaking waste bins.                                                                                 |

#### Outdoor Storage Operations

(Schedule D)

Certain items, like those that can leak or spill, must be properly covered and contained to prevent contaminants from washing into storm drains and waterways.

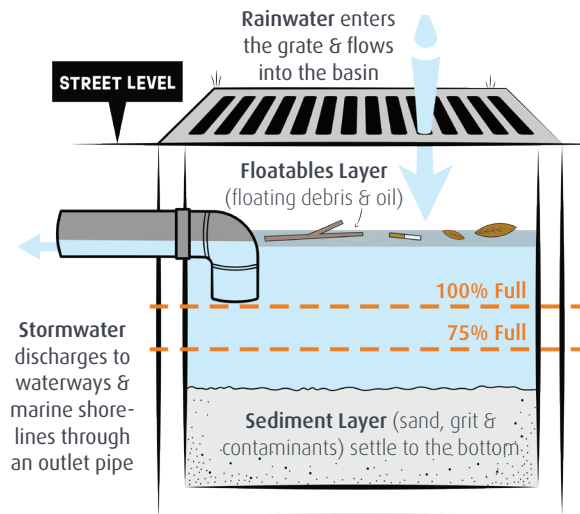
| Activity                 | Example Sources of Pollution                                                                |
|--------------------------|---------------------------------------------------------------------------------------------|
| Loading & unloading      | Leaching from treated wooden pallets, spills and leaks.                                     |
| Equipment storage        | Scrap metal and wire, oily rags, soil and compost piles, vehicle and machine fluids.        |
| Storage area maintenance | Outdoor washing of equipment and/or machinery.                                              |
| Waste management         | Stored waste left uncovered, dumpster or drum leaks and water accumulated in storage tanks. |

## Requirements for Stormwater Rehabilitation Unit (SRU) Maintenance

After water passes over the impervious surfaces of our urban environments and before it enters municipal storm sewers and watercourses, it is usually captured by a stormwater rehabilitation unit (SRU) which helps to filter the water of oil, grit and other substances.

Examples of these units include catch basins, oil and grit separators, swales, settling ponds and rain gardens.

**All need some form of maintenance to function as designed.**



### Operators must:

- ☐ Inspect SRU every 3 months for parking lots and every 6 months for outdoor storage areas.
- ☐ Clean SRU at least every 12 months or when levels of floating oil and grease or settled solids reaches 75% of the unit's capacity.
- ☐ Properly dispose of oil and grease or solids cleaned from SRU. Learn more at [crd.ca/tlw](http://crd.ca/tlw)
- ☐ Keep records of inspections and maintenance related to the units (including date of service and name of clean-out company).

## Requirements for Spill Response

All spills entering the municipal storm sewers and watercourses are the responsibility of the business operator and can lead to liability issues in the future if not dealt with properly.



*A simple spill kit can be found at local safety supply or hardware stores.*

### Operators must:

- ☐ Prepare a spill response plan and have it readily available for inspection by the CRD. Visit [crd.ca/bylaw4168](http://crd.ca/bylaw4168) for a sample plan.
- ☐ Have a spill kit for containment and cleaning on site and instruct staff on proper use.
- ☐ Keep a record of spills for 2 years and have it readily available for inspection by the CRD.
- ☐ Store hazardous materials within spill containment units that prevent leaks or spills into municipal storm sewers or watercourses (outdoor storage operations only).

To learn more about stormwater management, and for full bylaw details, visit [crd.ca/bylaw4168](http://crd.ca/bylaw4168)

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