

Current situation

My neighbour recently disconnected their roof downspout from their in-ground weeping tile to surface discharge. Rain water is now discharged between the two houses. The down pipe (surface routing) is not secured, it has been placed between rocks and is not watertight between connections (aluminium to plastic accordion pipe).

Current Situation

- ▶ Water discharged from their downspout now accumulates on my property following the melting of ice and rainfall.
- ▶ Water is left to percolate into the ground
 - moderate to heavy rain
 - winter frozen ground
- ▶ Topography - Elevation - Houses and front garden
 - Direction of pipe vs water flow



Mississauga Bylaw

Property standards by-law section 37 states:

(2) Water run-off from roof surfaces shall discharge into an eaves trough or gutter and thence to a downpipe, discharging into a storm sewer and all eaves troughs and drainpipes shall be maintained:

- (a) watertight and free from leaks; and
- (b) in working order and free from health hazards.

(3) Downpipes need not be connected to a storm sewer when arranged to discharge water run-off at least three feet from the building and contained and directed within the property so as to prevent the flooding of neighbouring lands. (0155-2013)

The guidance given by the City of Mississauga about disconnecting downspouts is:

"You can disconnect downspouts to reduce the risk of basement water infiltration if you have a safe place to discharge this water. Diverting roof downspouts onto your lawn or garden at least two metres (six feet) away from your foundation should allow stormwater to flow away from your foundation onto gardens, landscaped areas and lawns. Be sure to divert roof water away from neighbouring properties, driveways and sidewalks to avoid property flooding and ice buildup."

The Ontario Building Code

9.14.6.1 Surface Drainage

(1) The Building shall be located or the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties.

Ontario Building Code

9.26.18.2 – Downspouts

(1) Where downspouts are provided and are not connected to a sewer, extensions shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion.

- ▶ I have installed landscaping cloth and river rock to prevent soil erosion on my property

Site visit



Water Accumulating



Water accumulating



Enforcement Answer

Regarding the complaint of the downspout disconnected from the home, The MLEO did not observe any By-Law violations. The downspout is located three feet from the property line, directed onto the lawn, and is in good working order. The downspout travels down the side of the house and once it reaches the ground/side yard, it is extended away from the house to the front yard.

Resolution Sought

If a resident chooses to disconnect their roof downspout from their in-ground weeping tile to surface discharge the applicable provisions set out in the Ontario Building Code, the Guidelines and Bylaws set out by the City of Mississauga ought to be followed.

In this case all that is required is to move the pipe one foot closer to the house and extend the pipe to the front lawn.