

Passed By Council on:02/26/2001

Purpose

To address inconsistencies in the information required and to provide a defined procedure for staff to follow in regards to lot grading in new developments.

Policy Statement

BACKGROUND

Present guidelines with respect to lot grading do not exist in the form of written policy. The practice has been to require grading information for new subdivisions in excess of four (4) lots, however, the information requirement is incomplete.

POLICY STATEMENT

Grading information shall be provided, by the developer, in the following manner for new developments:

Subdivisions

- Finished grade information shall be provided at each of the four (4) corners of each lot and adjacent to the front and rear of house at centre.
- Finished and existing grades shall be provided in sufficient detail to identify the impact of the proposed new development in relation to the existing lands surrounding the development.
- Lot grading plans shall indicate the discharge pattern for surface water and shall provide service lateral design information for each lot.
- At the discretion of staff reviewing the grading plan, section and profiles may be requested where the transition of grades appear excessive.
- No development shall proceed until the grading plan has received final approval by the City.
- All proposed changes to an approved lot grading plan shall be re-submitted for approval or revision and shall include all pertinent information as may be required.
- Minor variances in the field may be approved by the Inspector where such variances so not negatively affect other adjoining properties or street. Where deemed necessary the Inspector may require the variance to be engineered to meet the original design intent and/or National Building Code requirements.

Unserviced Areas

- Applications for building lot approvals in unserviced areas shall contain all pertinent information to allow siting of the proposed dwelling and/or shall include grading for wet areas, surface water

discharge design, well and septic locations, ground water elevations and method of foundation drainage.

- The building shall be designed to suit the site conditions

Infill Lots

- Where infill development of four (4) or less lots are proposed the City will inspect the area prior to development approval to determine the existing grade conditions or other factors which may conflict with development.
- At the discretion of the Inspector, a grading plan may be required to be submitted for approval prior to the issuing of a permit.

General

- The developer shall indicate on the initial application knowledge of the availability of municipal services.
- The City may require the proposed finish grade to be provided on the elevation drawings.
- Location certificates must show proposed and actual grades.

Application

Responsibilities

Department of Building and Property Management, Department of Public Works and Parks.

Definition

References/Appendix

Monitoring and Contravention

Approvals

Public Works and Environment Standing Committee report, February 20, 2001; Regular Meeting of Council, February 26, 2001.

Review Period

Back