

## Lot Grading Process

All new residential lots created by plan of subdivision or by land severance require preparation of an overall lot grading plan by the Developer's Professional Engineer as part of the plan of subdivision process. The overall grading plan is reviewed and approved by the Town to ensure that the subdivided land incorporates a proper overall grading design that takes existing drainage patterns, neighbouring property elevations and storm water outlets into consideration.

At the time of building permit application an individual plot plan is prepared by a Builder's Engineer or Surveyor for each new lot based on the overall approved grading plan for the subdivision or severed lands. The individual plot plan shows in greater detail specific grading design for each new lot and the outline of the actual house to be constructed. This plan is reviewed by the Town prior to release of the building permit.

The interim lot grading inspection is carried out shortly after sod has been placed. The Builder's Engineer and a Town official ensure that the grading and drainage are in accordance with the approved plan.

The final lot grading inspection is carried out by the Builder's Engineer after sod has been placed for one full winter and spring season. The Builders Engineer certifies to the Town that the lot has been graded in accordance with the grading plans approved by the Town.

Once the subdivision has been assumed, it is the Homeowner's continuing responsibility to maintain the grading of their property as approved by the Town.

## Lot Grading Design

### Lot Grading

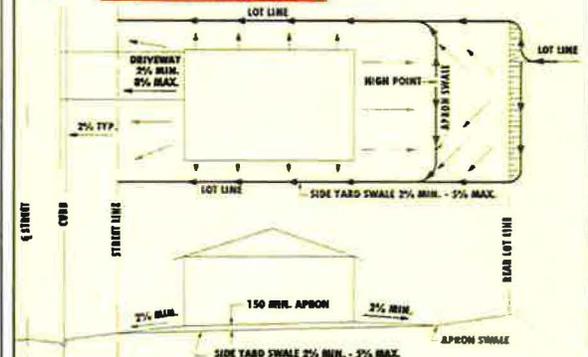
1. Swales are shallow grassed drainage channels with gently sloping sides and are used to collect and direct storm water away from the building foundation to a suitable outlet.
2. Side yard swale is considered to be the swale located on the side lot line of a dwelling.
3. Rear Yard swale is considered to be the swale located on or near the rear lot line.
4. Rear apron swale is the depression located at the rear of a dwelling, typically no closer than 4.0m from the rear foundation wall. This is typically found on a front lot drainage lot.

### Rear Lot Catch Basins

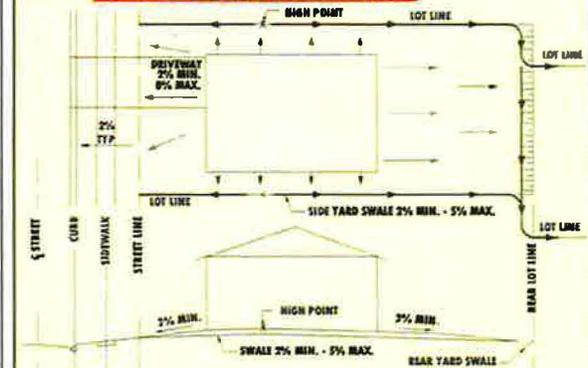
1. A rear lot catch basin is a concrete inlet chamber with a metal grate at the top which is flush with the ground surface.
2. Rear lot catch basins are located at low points along the rear property line to allow storm water to enter through the metal grate and discharge to the Town's sewer system.
3. Slopes around a rear lot catchbasin are typically surrounded by a 3 horizontal:1 vertical grade.
4. Wherever there is a rear lot catch basin there is an underground pipe connected to it, that connects to the Town's sewer on the road. It is the homeowners responsibility when constructing a fence or any other digging to ensure pipe is not damaged
5. It is the homeowners responsibility to ensure that a rear lot catchbasin is not blocked in any way that would prevent rain water from entering and discharging to the sewer system.
6. Disposal of any liquid or material is NOT permitted in a rear lot catchbasin, other than surface runoff water.

## Types of Grading

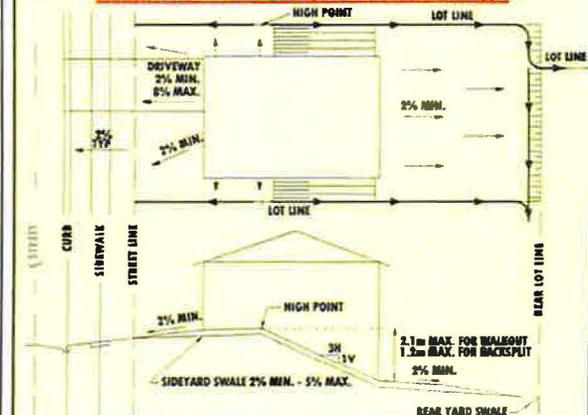
### 1. Front Lot Drainage

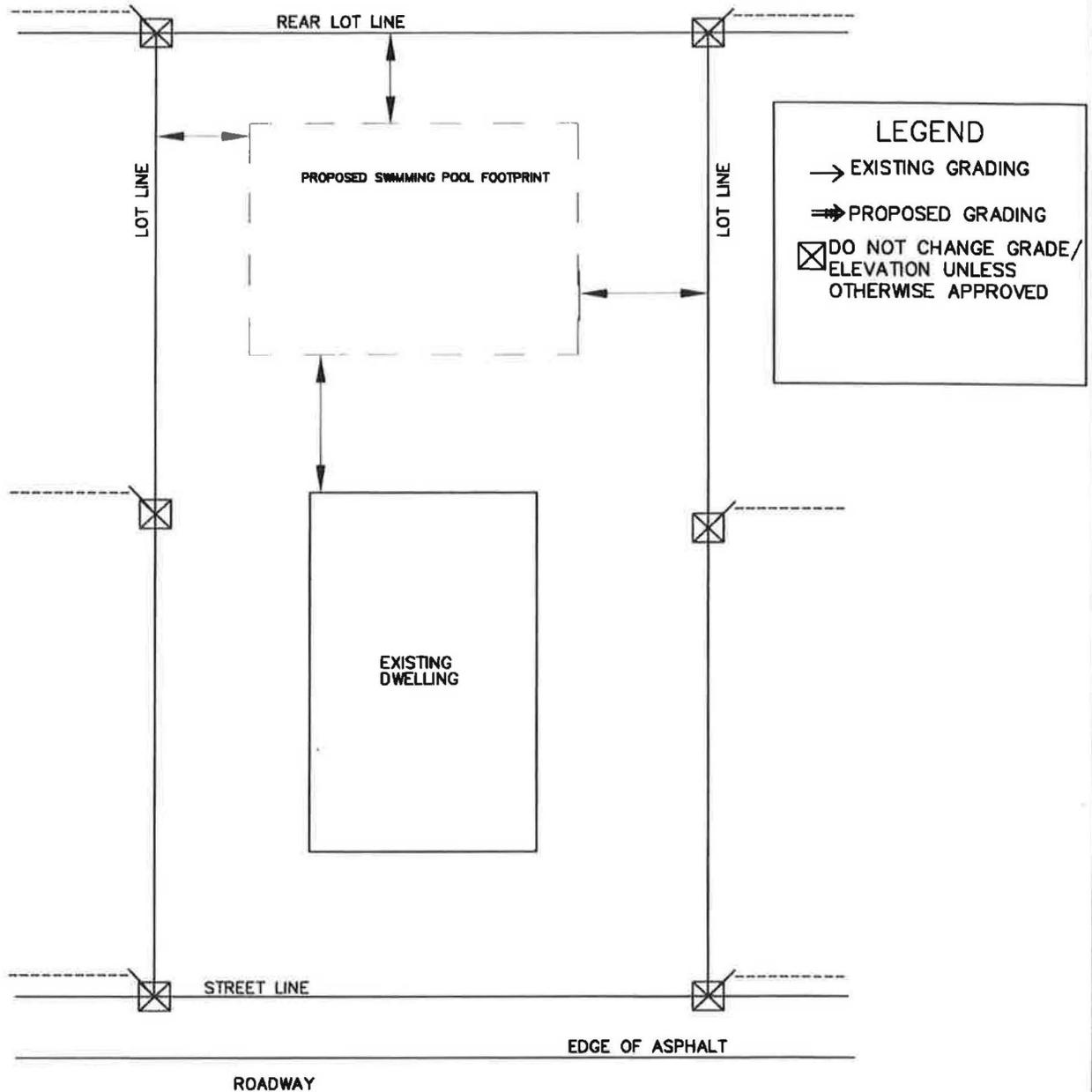


### 2. Back to Front Lot Drainage



### 3. Walkout & Back Split Lot Drainage





**GENERAL NOTES:**

1. EXISTING AND PROPOSED DOWNSPOUTS ARE TO BE SHOWN ABOVE IN APPROXIMATE LOCATIONS.
2. EXISTING AND PROPOSED SWALES ARE TO BE SHOWN ABOVE IN APPROXIMATE LOCATIONS.
3. GRADES AT LOT CORNERS ARE TO REMAIN UNCHANGED – ONLY NOTE PROPOSED CHANGES.
4. USE ARROWS (AS NOTED ABOVE) TO ILLUSTRATE EXISTING AND PROPOSED GRADING AND DRAINAGE PATTERNS.
5. IF AN AUXILIARY STRUCTURE IS PROPOSED FOR POOL EQUIPMENT, INDICATE PROPOSED LOCATION AND DIMENSIONS ON THE DRAWING ABOVE.



GRADING PLAN (GP) FOR ABOVE AND INGROUND POOLS

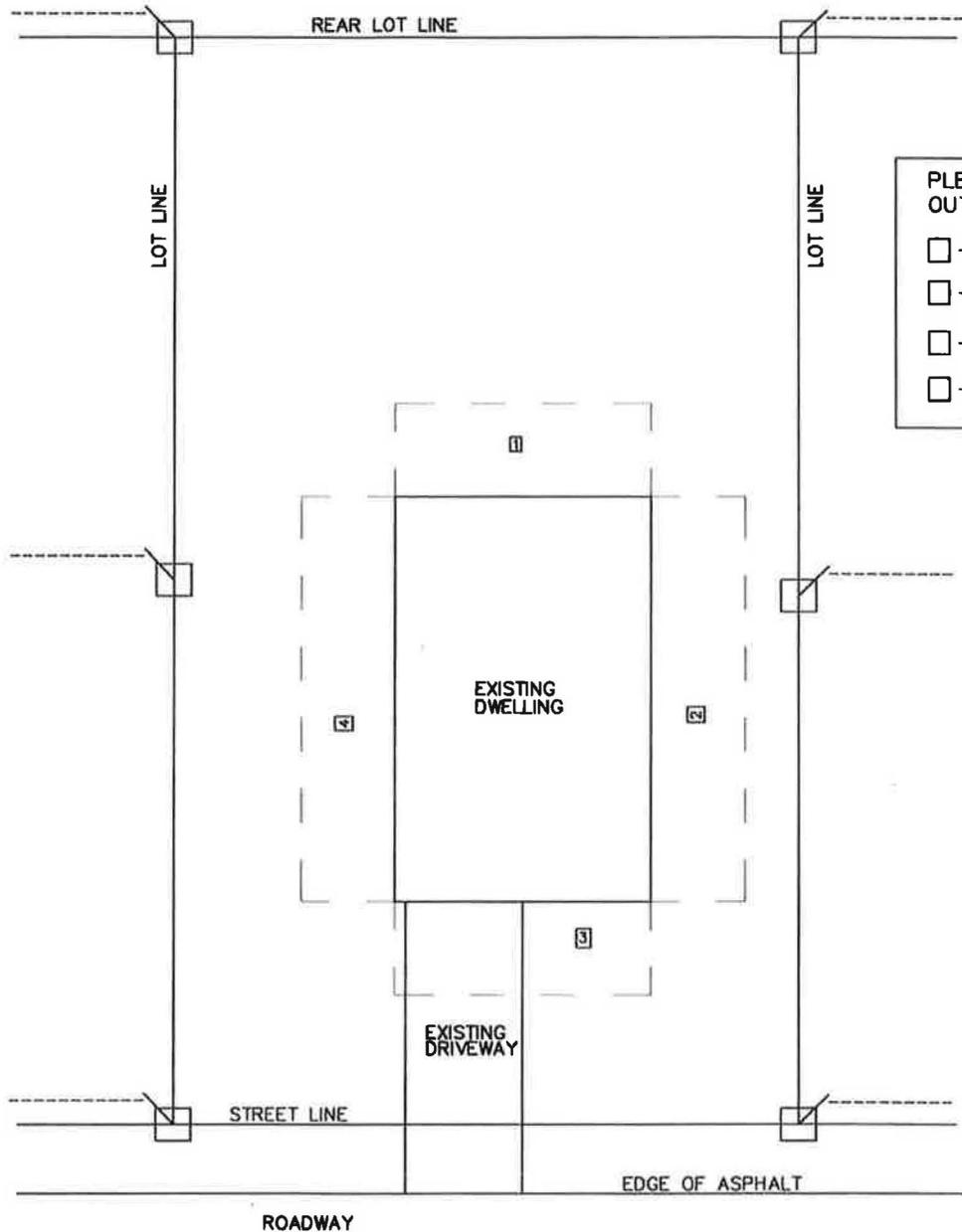
**PUBLIC WORKS AND ENGINEERING**

DATE: JANUARY 2017

DRAWN BY: J.C.

SCALE: N/A

DWG. NO.



PLEASE SPECIFY AND  
OUTLINE ON DRAWING

□ - 1  
□ - 2  
□ - 3  
□ - 4

**GENERAL NOTES:**

1. EXISTING AND PROPOSED DOWNSPOUTS ARE TO BE SHOWN ABOVE IN APPROXIMATE LOCATIONS
2. EXISTING AND PROPOSED SWALES ARE TO BE SHOWN ABOVE IN APPROXIMATE LOCATIONS
3. IF THE EXISTING DRIVEWAY IS WIDENED, ADDITIONAL PERMITS WILL BE REQUIRED.
4. INDICATE LOT LINE ELEVATIONS IN LOCATIONS AS SHOWN ON THE DRAWING
5. INDICATE WHICH ADDITION(S) ARE PLANNED TO BE BUILT AND DIMENSION THE RESPECTIVE ADDITION ABOVE
6. THIS DRAWING IS FOR REFERENCE PURPOSE ONLY AND IS NOT TO SCALE.
7. GRADES AT LOT CORNERS ARE TO REMAIN UNCHANGED - ONLY NOTE PROPOSED CHANGES
8. USE ARROWS TO ILLUSTRATE EXISTING AND PROPOSED GRADING AND DRAINAGE PATTERNS



GRADING PLAN (GP) FOR ADDITION  
ON AN EXISTING DWELLING

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SCALE: N/A	