

Lot Grading Plans, Surveys and Foundation Certificates

1) Lot Grading Plans

1. A permit application **must** include an **Engineered Lot Grading Plan produced by an Ontario Land Surveyor or Professional Engineer** as described below, or a building permit will NOT be processed unless exempted by the chief building official.
2. For parcels not within a plan of subdivision, .5 ha (1.24 acres) and smaller, the entire lot shall be shown and shall include existing grades, proposed grades and swales, and certifies that the proposed drainage will be compatible with existing drainage and grading at the lot lines and be designed to good engineering standards.
3. For parcels not within a plan of subdivision that are larger than 0.5 ha (1.25 acres), a minimum distance of 15 m from the proposed dwelling structure shall be included in the engineered lot grading plan and shall include existing grades, proposed grades and swales and certifies that the proposed drainage will be compatible with existing drainage and grading at the lot lines and be designed to good engineering standards. If the proposed dwelling structure is more than 30 m away from any property line, the engineered lot grading plan will be waived at the discretion of the Chief Building Official.
4. For construction within a plan of subdivision/condominium the Engineered Lot Grading Plan shall be developed in conformance to the General Lot Grading Plan and agreement for the subdivision/condominium.

2) Plans of Survey

1. A final location survey showing the dwelling under construction and the distance to property lines and finished grade elevation shall be submitted before the permit file will be closed for parcels up to 1 ha.
2. A final location survey showing the dwelling under construction and the distance to property lines will be required for any property subject to a minor variance for setback relief or any new residential building within a plan of subdivision/condominium.

3) Foundation Certificates

1. A foundation certificate indicating the geodetic elevation of the top of foundation wall and shall be submitted for any new residential building before framing commences.