

Lot Grading Plans, Surveys and Foundation Certificates

1) Lot Grading Plans

1. A permit application **must** include an **Engineered Lot Grading Plan** or a building permit will NOT be processed.
2. For parcels 0.5 ha (1.25 acres) and smaller, the entire lot shall be shown and shall include existing grades, proposed grades and proposed swales designed to good engineering standards.
3. For parcels larger than 0.5 ha (1.25 acres); a minimum distance of 15 m from the proposed dwelling shall be included in the engineered lot grading plan and shall include existing grades, proposed grades and proposed swales designed to good engineering standards.
4. For construction within a plan of subdivision/condominium the Engineered Lot Grading Plan shall be developed in conformance of the General Lot Grading Plan and agreement for the plan of subdivision/condominium.

2) Plans of Survey

1. A final location survey showing the dwelling under construction and the distance to property lines 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 shall be submitted for any new residential building before framing commences.