ITEM 7.1 - Lot Grading Review / Policy
Planning Committee
February 1, 2011
Responsible
Transfer of Lot Grading
Lot Grading Policy Update
Hamilton
Lot Grading Policy Update

- Recommendations to be presented to committee before April, 19 2011 per the Outstanding Business Items list.

- The fundamental policy issues include:
  - Grading approval process (standards and requirements)
  - Education
  - Enforcement
Lot Grading Policy Update

Grading approval process:
- Currently finalizing revised grading standards and requirements and the approvals process.
- Work included consultation with Councillors, the HHHBA, area consultants, and municipal staff.
Lot Grading Policy Update

Education:

- Provides best opportunity to obtain compliance from property owners early on.
- Expected to be significantly more cost effective in the long run as a preventative measure.
- Simple tools being used (notices, website and info packages to new home owners).
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Enforcement:

- Increasing the amount of security ($$) held for lot grading as an incentive to developers / builders to conform with requirements.

- Retaining the lot grading security ($$) for an extended period after the lot is graded and sodded.
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Enforcement:

- Recommendations regarding City’s ability to facilitate drainage and grading disputes.
- Enhancements to the Site Alteration By-law.
- Investigated a draft policy/process that enables staff to intervene in private drainage and grading issues.
Lot Grading Policy Update

Contentious Issues:

- New requirement and fees for a two stage lot grading approval.
- Increase in the amount of securities to be held for lot grading.
Lot Grading Policy Update

Contentious Issues:

– Requirement for as-built plot plans.
– Requirement to survey top of footing
– Zoning implications with sideyard setback requirements to accommodate one-way drainage between houses.
Lot Grading Transfer of Responsibilities

- Building Division Operational Review (2008)
- Study recommended the transferring both lot grading and site plan inspection and enforcement responsibilities from the Building Division to Growth Management.
Lot Grading Transfer of Responsibilities

- Staff in both divisions have reviewed the alignment of responsibilities, staff resources required, budget impact and is preparing an implementation strategy.

- Recommendations regarding the service delivery and financial model will be brought back to committee in the near future for consideration.
Lot Grading Transfer of Responsibilities

- Staff in Growth Management expect to take over full responsibilities for Site Plan inspection and Grading inspection/acceptance in Q3 2011.
One-Way Drainage
Lot Drainage to Rear Yard CB