ITEM 8.2 - Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review
Planning Committee
October 18, 2011
Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review
Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

Focus Areas

- The grading approvals process *(applies to new development)*
- Education and Enforcement *(applies to new development and existing areas)*
- Responsibilities for Grading *(changes to service delivery)*
- Poor drainage and swale blockage issues in existing neighbourhoods *(applies to existing areas)*
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**Grading Policy Highlights**

- Increase in lot grading securities
- Requirements for as-built grading plans to demonstrate conformance
- Final grading approval subject to a full winter to allow time for settlements

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Grading Policy Highlights

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• Retention of approved grading plans on title
• Specific standards for grading of lands in the rural area
• Minimum sideyard setbacks for conveyance of flows
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Education and Enforcement Highlights

Education:

- Information package to new homeowners:
- Website information
- Media advertising in local papers
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Education and Enforcement Highlights

Enforcement: (Development Approvals)

• 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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**Site Alteration By-law**

**By-law Enhancements:**

- All ICI properties to apply for permit if they intend to undertake earthworks on their lands that can affect drainage.
- Prevent usage of the by-law as a pre-development tool.
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**Transfer of Lot Grading Responsibilities**

- Approved following Building Division Operational Review (2008)
  - Responsibilities for lot grading and site plan inspection to be transferred
- Staff has reviewed:
  - alignment of responsibilities
  - staff resources required
  - budget impact
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Transfer of Lot Grading Responsibilities

Staff has prepared and recommending:

• an implementation strategy; with

• a service delivery model based on premise of full cost recovery
  (no impact on the levy)
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Residential Drainage Assistance

Recommendations include implementation of a pilot program and funding for staff to assist residential property owners with drainage issues.

• Assumes a two year program (1 FTE)
• Designed to provide engineering support to residents to help solve problems
• Provides a mechanism whereby improvements in the public realm can be facilitated by the City
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**Residential Drainage Assistance**

- Potential projects to be vetted with Councillors
- Projects include:
  - Phase 1: study and recommendations
  - Phase 2: implementation
- Works required in the public realm to receive Council approval prior to implementation including cost recoveries from residents and any costs to City
Split Drainage

- Property Line
- Slope Min. 2.0%
- Rear Yard Catch Basin
- Side Yard Swale Min. Slope 2.0%
- Dwelling
- Driveway
- Slope Min. 2.0%
- % of Road
One-Way Drainage
Sideyard Swale Cross Section (2.4m spacing between buildings)
Sideyard Swale Cross Section (2.0m spacing between buildings with 1.2m/0.8m split)
Sideyard Swale Cross Section (2.0m spacing between buildings with 1m/1m split)