

## **SECTION 6.0 SUBDIVISION GRADING**

### **6.1 Plans**

- 6.1.1 The plans submitted by the Developer shall indicate the following information:
- .1 Proposed ditch or top of curb or back of sidewalk elevation opposite each corner of the lot.
  - .2 Existing and proposed lot corner grades, lot, block and registered numbers.
  - .3 Minimum ground elevation at the front building setback.
  - .4 Invert of sanitary sewer service and curb stops.
  - .5 Location of service connections.
  - .6 Direction of drainage.
  - .7 The proposed and existing grades for the Public Lands (reserves, buffers and boulevards).
  - .8 Lane, utility lot or easement grades.
- 6.1.2 A common drawing (Lot Grading Plan) may be used to consolidate this information.

### **6.2 Retaining Walls**

- 6.2.1 Where extremes in elevation of abutting lots require the construction of a retaining wall, such shall be indicated on the plan and no development permit will be issued without a commitment by either Owner of the two lots involved to construct such a retaining wall at the time of construction of the proposed building.

### **6.3 Design**

- 6.3.1 In general, lots shall be graded to achieve a minimum slope of 2% (preferably 4%) or 0.30 m above the top of curb, whichever is greater, away from the main building structures and a minimum slope along the lot lines of 2%. The maximum slope is 15% and wood foundations usually specify 10% for 3.0 m, then positive drainage.
- 6.3.2 In cases where the backyard slopes towards the main building structures, provisions are required to keep the run-off at least 3 m (10 feet) away from the buildings with the possibility of draining the surface water along the lot lines onto the road.
- 6.3.3 Reserves and public lands shall be graded to drain towards developed streets, lands and/or the storm drainage system.

6.4 **Pre-Grading**

6.4.1 The proper stockpiling of topsoils and rough grading of the roadways, utility lots, lanes, easements and reserves to be developed must be done in advance of underground utility construction within 150 mm of final grade to ensure adequate cover for underground services, provisions for drainage and orderly development of lot construction.

6.5 **Swales**

6.5.1 A swale is any land requirement where drainage flows from one property through other properties. Swales for drainage control are not permitted unless proper justification can be documented that no other alternative is available. If the Town approves a swale, it shall be either:

- .1 A concrete gutter at the rear of all laneless lots on an easement to the satisfaction of the Town.
- .2 A fence and grass swale arrangement on a 2.0 metre easement to the satisfaction of the Town.

6.5.2 The construction of any swale shall be completed to the satisfaction of the Town and in accordance to approved plans prior to Final Acceptance Certificate issuance for sewer mains.

6.6 **Walkways**

6.6.1 These shall be provided by the Developer in accordance to the approved plans and as per Section 10.7.