

Rev. February 27, 2017

TECHNICAL BULLETIN:

Engineered Lot Grading Requirements

The following is a summary when a Competent Designer is required to complete a lot grading / site plan for Development Engineering to review and approve as part of a building permit submission.

Engineered Lot Grading – a site plan showing drainage information; completed by a Competent Designer – Professional Engineer (P.Eng.), a Certified Engineering Technologist (C.E.T.) or an Ontario Land Surveyor (OLS) and approved by the Township.

When Engineered Lot Grading IS required:

(For Single Detached, Semi-Detached & Townhouse Dwellings)

1. **All** lots within M-plans (e.g. Plan 51M-957, Plan M-118), regardless of lot area or setbacks;
2. **All** lots (including lots in a Registered Plan) where the lot is 0.2 ha / 0.5 acre or less;
3. **All** waterfront lots;
4. **All** lots within Settlement Areas;
5. **All** lots, where a Site Plan Agreement is required.
6. **All** lots where a proposed dwelling, accessory building or addition is 5.0 m / 16.4 ft. or less from a lot line;
7. **All** lots where a proposed addition / accessory building exceeds 20 m² / 215.3 ft²;
8. **All** lots where the building permit will **also** require a revision to the septic permit / septic system;
9. **Any** lot where the Chief Building Official / Manager, Development Engineering determines Engineered Lot Grading is required as part of a Planning Application or due to grading / topography / slope stability issues;

When Engineered Lot Grading IS NOT required:

1. On **all other** lots where the lot has an area greater than 0.2 ha / 0.5 acre
and
2. Where the proposed dwelling, addition or accessory building is **greater than 5.0 m / 16.4 ft.** from a lot line;
and
3. Where the addition or accessory building is **less than 20 m² / 215.3 ft²**;
or
4. On **all** lots where **only** decks or porches are being applied for;
or
5. Agricultural buildings.

Fees and Refund:

As per the amended fees by-law the applicable fee is \$1,000.00.

Once Final Lot Grading is completed, the Township shall undertake a Site Inspection for Final Grading Approval; any remaining portion of the fee will be refunded to the Applicant.

Process:

Where applicable, Development Services staff will advise land owners or their agent of the following:

1. An Engineered Lot Grading Plan is required;
2. A Competent Designer is required to complete the plan;
3. Engineered Lot Grading Plans are to be prepared in accordance with the Township of Oro-Medonte Development Engineering Policies, Process, and Design Standards (By-law 2016-068) and the Township's internal checklist (attached);
4. The fee of \$1,000.00 is payable upon submission of the Building Permit Application;
and
5. 2 copies of the Engineered Lot Grading plan submitted to the Township.

Upon Township approval of and issuance of the Zoning Certificate, a Building Permit application may be submitted, and shall include the Engineered Lot Grading Plan.