

## **Infill Lot Grading Plans and Individual Lot Grading Plans**

As part of the building permit application for each residential lot, an Infill Lot Grading Plan or an Individual Lot Grading Plan, depending on the mechanism of lot creation, must be submitted for review and approval. This plan must conform to the general intent of the Subdivision Lot Grading Plan or Land Division Preliminary Lot Grading Plan and must adhere to all lot grading criteria and the following:

- 1.1 All drawings received shall be to scale, Metric 1:200 or 1:250 and drawn in ink. Freehand drawings are not acceptable.
- 1.2 The following must be shown:
  - 1.2.1 North arrow.
  - 1.2.2 Name of street, address, lot number and plan or concession number, plus sufficient detail to describe the location.
  - 1.2.3 Location of the buildings, existing and/or proposed, including those on adjacent lands.
  - 1.2.4 Location of all downspouts and other drainage discharge points.
  - 1.2.5 Location of all municipal and utility services.
  - 1.2.6 Surface material of all areas.
  - 1.2.7 Existing elevations on the road, ditch, boulevards, curbs, subject lot and adjoining lands. On normal size lots they shall be at 5.0 metre intervals in a grid pattern including boundaries and on adjoining lands. Sufficient existing grades on adjacent properties must be shown to indicate the drainage pattern.
  - 1.2.8 Existing and proposed elevations at all lot corners and significant changes in grades along property lines shall be clearly indicated.
  - 1.2.9 Approved property elevations especially at the corners and break points as shown on the approved Subdivision Lot Grading Plans or Land Division Preliminary Grading Plans must be shown on these plans.
  - 1.2.10 Proposed floor elevations of the house, garage and the basement.

- 1.2.11 Proposed external building elevations at corners and adjacent critical property line points.
- 1.2.12 Drainage swales and 3:1 slopes with sufficient information to show the direction of drainage and the extent of slope.
- 1.3 A City of Pickering benchmark is to be used as a datum for all elevations.
- 1.4 The front grade of a house must be at least 300 millimetres higher than the centre line of the road.
- 1.5 All disturbed areas shall be restored with at least 450 millimetres depth of topsoil.
- 1.6 If a retaining wall is proposed to replace an approved 3:1 slope, it shall be shown complete with top and bottom of wall elevations. All retaining walls are to be precast concrete or equivalent. Timber retaining walls are not permitted. Any retaining wall, which meets or exceeds 1.0 metre in height must be designed by and the installation certified by, a professional engineer. Also, a minimum 1.2 metre high chain link fence or approved equivalent is to be erected on top of the wall.
- 1.7 A completed Lot Grading Certificate for Infill Lots must be submitted to the City of Pickering prior to release of the refundable deposit. A sample is included as Appendix 'H'.