

# PRIORITIES COMMITTEE

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## Lot Grading Policy and Design Guidelines (Appendix I) and Requirements for Lot Grading Professionals (Appendix II)

January 12<sup>th</sup>, 2005

# Lot Grading Policy

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The issue of **Lot Grading** is one of the most important and contentious matters that we deal with.

The Lot Grading Policy will minimize lot grading problems in the future and will clearly identify who is responsible for the problem / solution.

# What is Proper Lot Grading?

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With proper lot grading, positive surface water drainage can be achieved for the individual lots and / or subdivision without impacting on either adjoining or downstream property owners.























## Background:

The former City and Area Municipalities dealt with lot grading to the extent needed in their municipality.

Similar to all other Municipalities.



With amalgamation, the variations of standards from the previous municipalities quickly became evident.

In early 2002, City staff undertook to prepare a Lot Grading Policy for the new City.

The Lot Grading Policy would be a compilation of existing policies, including the best from similar policies from other municipalities and using “best” engineering practices in Storm Water Management.

In **March 2002**, the City requested the participation of the Development Liaison Advisory Committee in the development of the new Policy.

A **Subcommittee** of 16 people, including representatives of the Home Building Profession / industry and City Staff, was formed.

The **Subcommittee** met numerous times in 2002 and 2003 to develop and review several draft policies.

In **November 2004**, a smaller Sub-Subcommittee was formed to finalize the final policy.



The final Lot Grading Policy, including Design Guidelines and Requirements for Lot Grading Professionals, was prepared, submitted and approved by DLAC on December 2<sup>nd</sup>, 2004.

A copy of DLAC recommendation approving the proposed Policy is attached in your report package.

The proposed Policy clearly defines the duties and responsibilities of all parties involved in the Home Building Industry.

- The Lot Creator
- The Developer
- The Builder
- The Home Owner
- The Municipality



## The Proposed Policy:

The Policy treats all Builders fairly and equally.

The Policy meets the requirements of the municipality.

The Policy provides maximum flexibility to the home building profession, from single home builders to large developers.

## Implementation Stage:

- Development of “How-to Guidelines”
- Education / Training
- Regular Monitoring
- Annual Review
- Regular Council Updates

# Thank You

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- Members of Original Subcommittee
- Members of Sub-Subcommittee
- Interested Individuals
- City Staff



## Resolution:

*THAT City Council endorse the proposed Lot Grading Policy, Design Guidelines and Requirements for Lot Grading Professionals as outlined in the report from the General Manager of Public Works dated January 5th, 2005.*

# Questions?

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