



Hamilton

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



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# Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review





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# 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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# Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

## 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

.....continued

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# Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

## Grading Policy Highlights

.....continued

- 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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# Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

## Education and Enforcement Highlights

Education:

- Information package to new homeowners:
  - Website information
  - Media advertising in local papers
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# Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

## 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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# Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

## 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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# Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

## 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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# Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

## 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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# Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

## 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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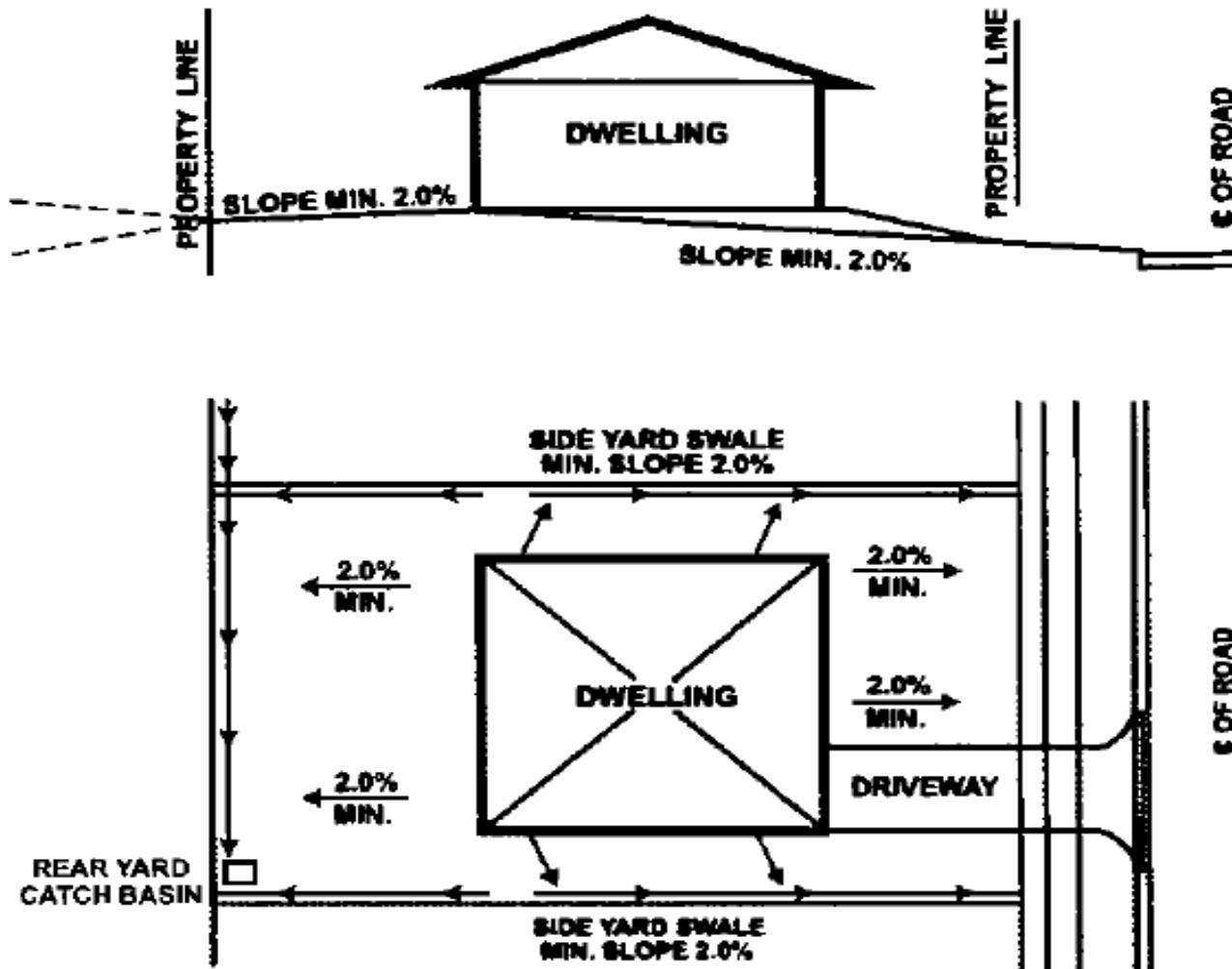
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# Lot Grading, Drainage and Site Alteration Comprehensive Policy Review

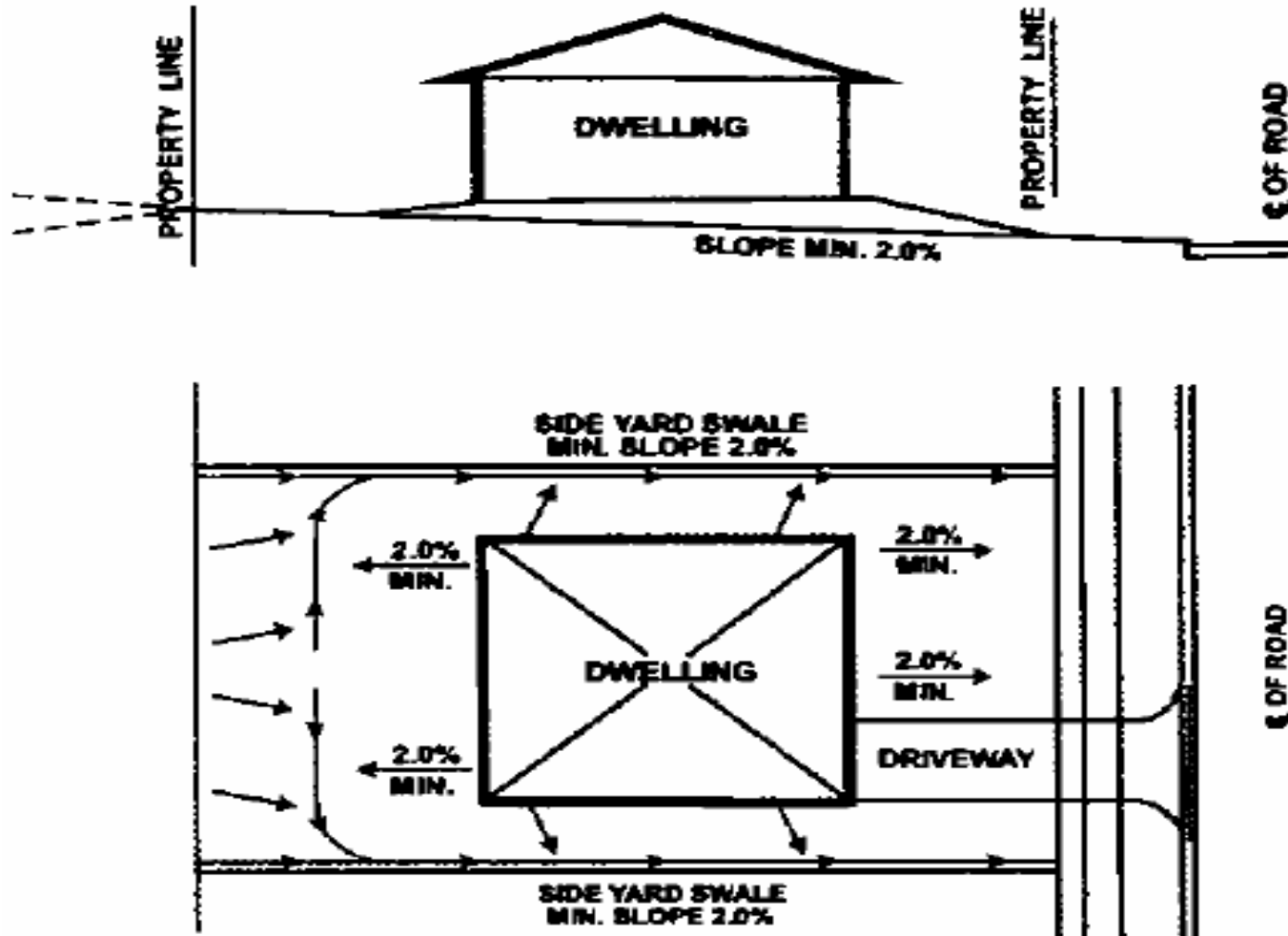
## Residential Drainage Assistance

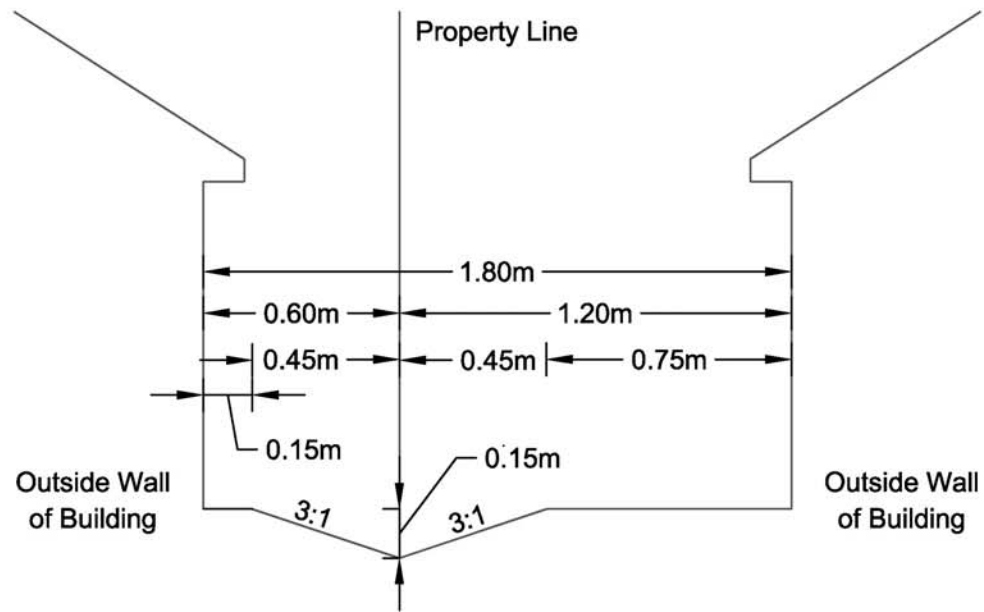
- Potential projects to be vetted with Councillors
  - Projects include:
    - Phase 1: study and recommendations
    - Phase 2: implementation
  - Works required in the public realm to receive Council approval prior to implementation including cost recoveries from residents and any costs to City
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#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

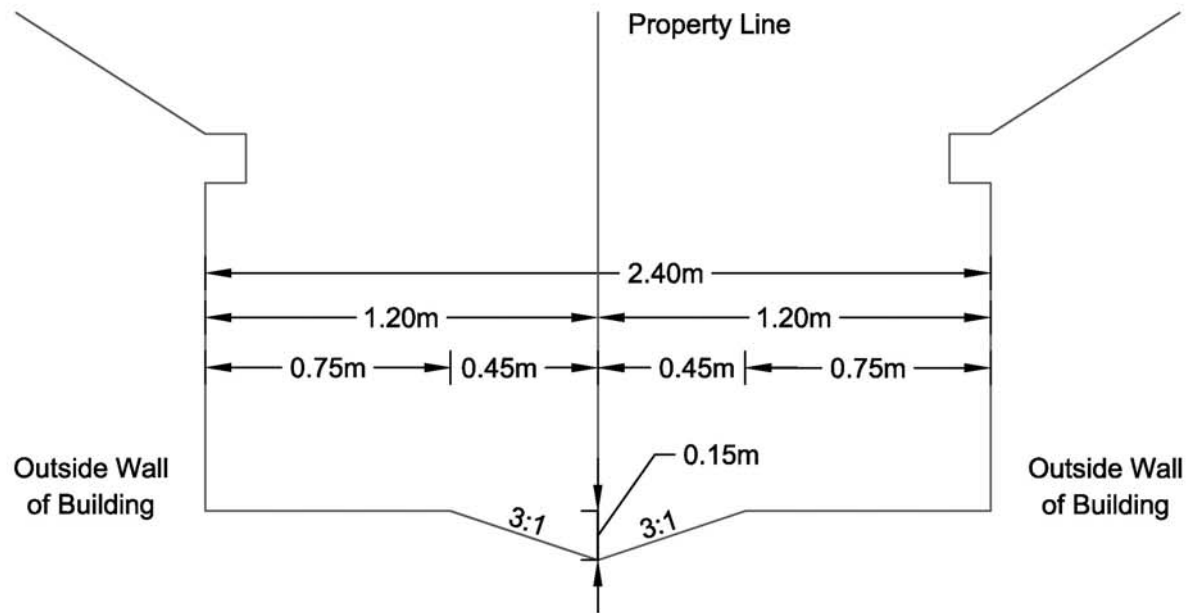


# One-Way Drainage



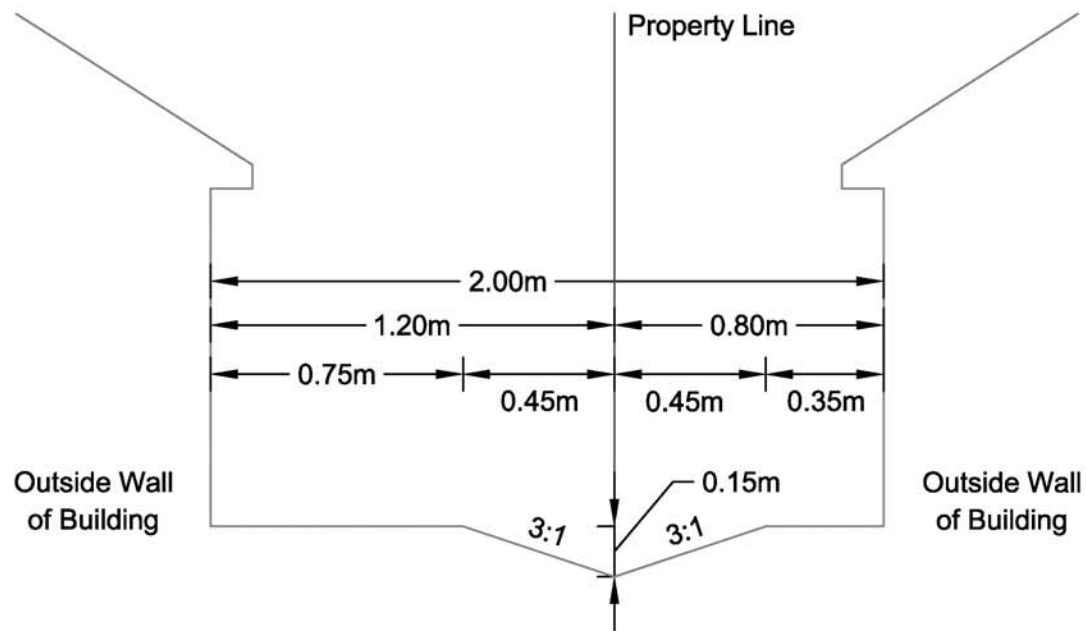


Sideyard Swale Cross Section (1.8m spacing between buildings)

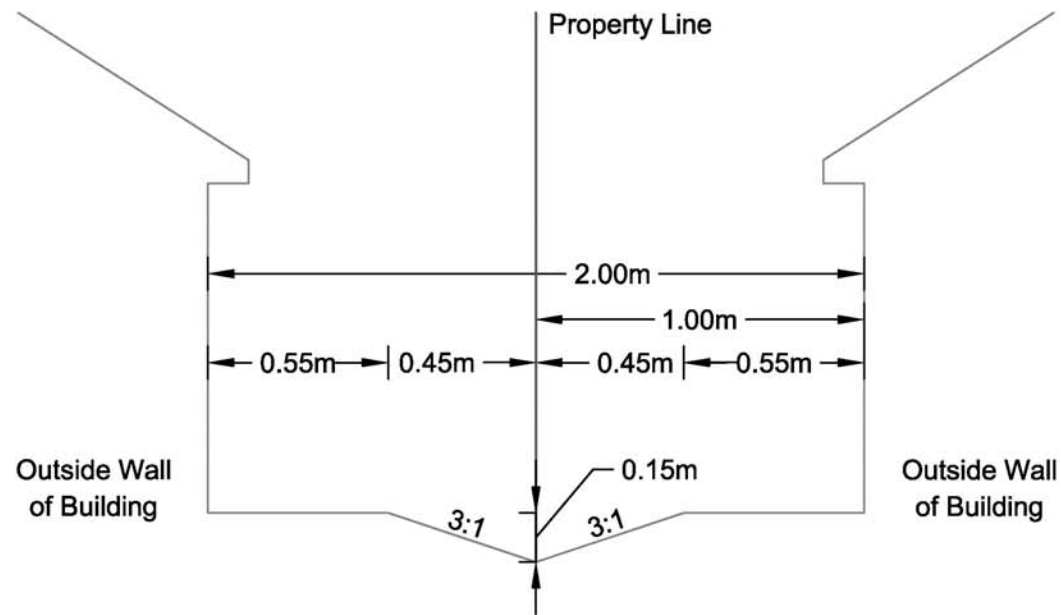


Sideyard Swale Cross Section (2.4m spacing between buildings)





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)