

## CITY OF VAUGHAN - DEVELOPMENT ENGINEERING DEPARTMENT LOT GRADING NOTES - GRADING PERMITS

THE FOLLOWING NOTES APPLY TO THE CONSTRUCTION GOVERNED BY THE REFERENCE GRADING PERMIT AND SHALL FORM PART OF THE DRAWINGS SUBMITTED WITH THE GRADING APPLICATION:

1. All site plans, drawings and construction shall comply with the [City of Vaughan Lot Grading Criteria](#), City of Vaughan Engineering Standards, and applicable Provincial Standards, the Ontario Building Code, Subdivision Agreement, and By-Law 1-2021 unless otherwise approved.
2. Approval of this site plan does not release the Builder/Applicant/Owner of their responsibilities to ensure the proposed drainage works are compatible with the overall drainage within the subdivision. Proposed lot drainage shall not adversely affect adjacent properties.
3. Alterations to existing grades shall not be permitted within 600mm of lot lines unless specifically approved as part of this grading permit. The approved grading/drainage pattern for this lot/block shall be maintained, and alterations not approved as part of this Permit shall be restored by the Builder/Applicant/Owner to the satisfaction of the City of Vaughan.
4. Sedimentation/siltation control measures shall be installed prior to construction and offset a minimum of 600mm from lot lines. These measures shall be maintained to prevent adversities to adjacent lands. Refer to attached sample drawing.
5. Builder shall verify existing and proposed grade elevations prior to construction. Footings to bear on undisturbed soil and be a minimum of 1.22m below finished grade.
6. Provide elevation for: top of foundation wall; underside of footing; top of basement floor and finish floor.
7. Show reverse veneer wall where applicable.
8. Sanitary and Storm Invert Elevation shall be shown at main lateral connection and at the property line. City of Vaughan's Development Engineering Department/York Region approval is required for sanitary, storm and water box location as well as installation to the lot line prior to construction.
9. Water, storm and sanitary services that are to be reused or decommissioned are to be identified on the drawing.
10. Downspouts of rain water leaders shall discharge onto splash pads and drain towards the street. Splash pads shall outlet over sodded land where possible, to encourage infiltration of surface runoff.
11. High point on split lot drainage to be a minimum of 2.0m behind front downspout location to ensure drainage outlets to street.
12. Top of foundation walls, exterior cladding, window and door sills shall be a minimum of 150mm above finished grade.
13. The Designer/Consultant/Engineer/Architect is responsible to ensure that height, thickness, lateral bracing, etc. of all foundation walls conform to OBC. OBC subsection 9.15.4 shall apply.
14. All front and rear yards shall be graded at a 2% - 5% gradient within 5m of the building.
15. Drainage swales shall be graded with a 2% -5% gradient. Desirable swale depth is 250mm. Minimum swale depth is 150mm. Maximum swale depth is variable and depends on location and safety considerations but cannot not exceed 450mm.
16. Centerline of swales shall be located 600mm from lot lines unless otherwise approved.
17. Centerline of swales must not be located less than 600mm from any foundation wall.
18. Artificial embankments and or retaining walls shall not be permitted unless approved as part of this Grading Permit. The maximum embankment slope shall be 3:1 (*horizontal to vertical*) with a maximum grade differential of 600mm.
19. Proposed retaining walls are to be constructed in accordance with the City of Vaughan Lot Grading Criteria and By-Law 1-2021. Retaining walls exceeding 1.0 meter in height shall be designed, inspected and certified by a Professional Engineer and shall be served by guards or otherwise treated to reduce any public hazard. All retaining walls shall be constructed of stone, precast blocks or concrete. A retaining wall which exceeds 1.0 meter in height must be set back from the nearest property line, or distance equal to its height.
20. Driveway grades shall be 1.5% - 8% and compatible with approved sidewalk grades. Boulevard grades shall be 2% - 5%.
21. Driveways shall be a minimum of 1.0m from any tree, catch basin, any above ground utility or other obstructions.
22. Water service stops are to be in the grass portion of the front yard, as per City of Vaughan Standard C-101.
23. Infill home driveways, curb cuts and driveway culverts shall be located, approved and constructed in accordance with the requirements of the City Development Engineering Department, York Region, and By-Law 1-2021. A separate permit for [curb cuts](#) and/or proposed new [culverts](#) may required from the City of Vaughan's Transportation and Fleet Management Services Department. .
24. Footings constructed next to catch basins, lead piped or other Municipal Serviced shall be inspected below lead pipe excavation. Footings must be constructed on undisturbed soil or s Soil Consultants verification will be required.
25. If the proposed construction is in an area of fill, a Professional Engineer is to inspect the excavation and certify the stability and bearing capacity of the soil prior to construction.
26. Prior to a Letter of Credit (*securities*) release, the Owner shall submit an as-built survey illustrating both proposed and as constructed grade elevations. A Storm Water Management report authored by a Professional Engineer and/or Lot Grading Certification by a Professional Engineer or Ontario Land Surveyor shall be submitted to the City of upon their request.
27. Post construction flows, from a 5-year storm frequency, shall not exceed the flows for preconstruction conditions for the same 5-year storm unless, it is demonstrated to the satisfaction of the City that uncontrolled flows will not adversely affect the existing drainage patterns(*these flows shall be computed using the rational method only*).
28. "The building shall be located, or the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties." OBC 9.14.6.1.(1)
29. TRCA's ([Toronto and Regional Conservation Authority](#)) written approval is required for all properties who are deemed to be within the TRCA Regulated Area. TRCA regulates areas where development could be subject to flooding, erosion or dynamic beaches, and where interference with wetlands and alterations to shorelines and watercourses might adversely affect those environmental features. Any building/grading changes within the Regulated Area will require a permit from TRCA prior to application of a grading permit.

## SILT FENCE SAMPLE DRAWING

