

Question	Answer / Explanation
<i>What is the purpose of this?</i>	A <b>Lot Grading and Drainage Plan</b> will demonstrate that the proposed grading on the lot will not interfere with, or significantly alter existing drainage patterns and that the proposed building will have positive drainage away from the structures while not discharging any additional drainage to adjacent properties.
<i>Who should prepare this?</i>	All lot grading design and lot grading certifications shall be prepared by a qualified consultant. The report must be stamped, dated and signed by an Ontario Professional Engineer. An Ontario Land Surveyor may collect data to prepare the base survey information for the lot grading and certify foundation locations and elevations.
<i>When is this required?</i>	<p>The <b>Plan</b> will be required when making a development proposal and for all the individual lots in the subdivision. It may also be required as part of the following applications:</p> <ul style="list-style-type: none"> <li>• Draft Plan of Subdivision / Condominium</li> <li>• Site Plan Control</li> <li>• Residence proposed on an existing lot of record</li> <li>• Severance and/or Minor Variance</li> <li>• Building Permits (pools, decks, sheds, additions, accessory structures, etc.)</li> </ul>
<i>Why do we need this?</i>	<p>The <b>Plan</b> is required to:</p> <ul style="list-style-type: none"> <li>• Ensure satisfactory drainage from all lands within the development.</li> <li>• Demonstrate the proposed development will have positive drainage from the building, does not impact the adjacent lands and or the County owned lands.</li> </ul>
<i>How should this be prepared?</i>	<p>The <b>Plan</b> is to be prepared in digital format by a qualified consulting engineer. The final lot grading <b>Plan</b> is to be certified and stamped by a qualified professional engineer. The following items are generally included, but not limited to:</p> <ul style="list-style-type: none"> <li>• Contact information: property owner and consultant</li> <li>• Dimensions to the property limits</li> <li>• Top of Foundation, Finished Floor, Underside of Footing and Basement Elevations</li> <li>• Driveway grades and locations</li> <li>• Rear, front and side yards percent grade, all 3 to 1 slopes and retaining walls</li> <li>• Any retaining walls shall be designed, stamped and signed by a qualified structural engineer and approved by the County.</li> </ul>

	<ul style="list-style-type: none"> <li>• Engineered fill areas</li> <li>• Fencing and all utilities</li> </ul>
<p><b><i>What else should we know?</i></b></p>	<p>Pre-consultation or discussion with Development Engineering staff is suggested for the Plan. Applicants and/or their consultants shall submit a preliminary proposal for review and comment by Development Engineering staff.</p> <p>The County has a Site Alteration By-law that regulates the movement of fill in the County. The Site Alteration Permit applies to fill that is required or generated by development sites and large projects. The quantity of fill imported or exported from a site that would trigger a Site Alteration Permit is 100m<sup>3</sup>. The Site Alteration Permit is to prevent contaminated soils from entering the County and causing environmental damage, reduce the damage to our roadways and preserve important archeological features.</p>
<p><b><i>What other resources are available?</i></b></p>	<ul style="list-style-type: none"> <li>• <a href="#">County of Brant - Development and Engineering Standards (2018) as amended, Section 10</a></li> <li>• <a href="#">County of Brant - Official Plan</a></li> <li>• <a href="#">County of Brant – Entrance By-law 123-24</a></li> <li>• <a href="#">County of Brant – Site Alteration By-law 87-24</a></li> </ul>

For any inquiries regarding individual Lot Grading Plans for Building Permits, please [contact Grading](#).