

TOWN OF AJAX
DESIGN CRITERIA

SECTION N
LOT GRADING
SEVERANCES, INDIVIDUAL SITE PLANS, MISCELLANEOUS

N 1.00 GENERAL

The grading of single estate residential lots being developed through severances shall show that the proposed grading will not interfere with, or significantly alter existing drainage patterns and that the proposed house siting will have positive drainage away from the house.

Submission of grading plans (three copies for “proposed” or “final” configuration) is usually done through the Building Department in conjunction with application for Building Permit.

Grading plans shall conform with the requirements of Section E unless otherwise noted in this section.

All lot grading design and lot grading certifications shall only be accepted from qualified consulting engineers.

Ontario Land Surveyors may collect data to prepare the base survey information for the lot grading and certify foundation location and elevations.

N 2.00 LOT GRADING PLAN

Drawing size is variable dependent upon the size of the lot, but details should be shown at a minimum 1:250 scale. For large (typically rural) lots, details are not necessarily required for the entire lot. The entire “construction” area and any areas affected by the construction (drainage, etc.) must be shown. Details of large grassed areas at the rear or sides of the lot may not be required if unaffected by the construction.

A legal description of the property shall be shown on the drawing. A reference to the particular severance should also be shown along with the address, 911 #, and owner’s name.

All distances and elevations will be in metric units. Geodetic datum is preferred, but assumed elevations will be accepted in some instances subject to the approval of the Manager of Engineering. Plans must be clearly identified as being “proposed” or “final” plans.

Existing contours are to be shown at maximum .5m intervals, on a maximum 15 m grid extending a minimum of 15 m beyond the limits of the existing plan as to show existing drainage patterns.

Centreline and edge of pavement elevations should be shown at maximum 20 m intervals on any roadway adjacent to the lot.

Lot perimeter elevations of any lot to be re-graded shall remain the same with only internal lot elevations changing. A 1.0 m buffer strip of undisturbed ground shall remain around the lot perimeter.

Direction of surface runoff will be shown by means of an arrow.

Any swales or ditches to be constructed must be shown.

Any 3:1 slopes must be shown on the drawing.

Rear and Side yard swales shall have a minimum slope of 2%. Maximum depth for all swales shall be 0.5 m. Maximum side slope on any swale shall be 3:1.

Slopes for rear and side yard swales for infill lots or stormwater quality swales, less than the minimum standard of 2%, may be deemed acceptable by the Manager of Engineering or designate, in exceptional cases only.

The proposed building, private sewage, and private water supply envelopes must be shown on the drawings.

N 3.00 LOT GRADING DESIGN

All slopes on the property must provide positive drainage away from the building envelope. All proposed elevations (to properly define the grading of the property) are to be shown on the plan.

Slopes shall be between 2% and 5% with grade differences being taken up by 3:1 slopes maximum (4:1 preferred).

The driveway grade shall be between 2% and 6% sloping away from the house (see Section E 3.21).

All retaining walls are to be designed by a qualified structural engineer. Any wall greater than 0.6 m in height shall have a fence or guard installed along the top in accordance with Ontario Building Code requirements (see Section E 3.22).

N 4.00 CERTIFICATION

Generally, all of the certifications that were noted in Section E also apply to houses being built on severed lots. Plans are preferred to be prepared in digital format by a Consulting Engineer. Foundations and final lot grading are to be certified by the design engineer.

All lot grading design and lot grading certifications shall only be accepted from qualified consulting engineers.

Ontario Land Surveyors may collect data to prepare the base survey information for the lot grading and certify foundation location and elevations.