

SUMMER VILLAGE OF GRANDVIEW

POLICY #29-2011

SUBJECT: Residential Lot Grading Policy

DEPARTMENT: Administration

ADOPTED AND APPROVED BY COUNCIL: August 27, 2011

PURPOSE OF THIS POLICY

This policy sets out the requirements for approval of residential lot grading within the Summer Village of Grandview.


SUMMARY / BACKGROUND

The Summer Village of Grandview recognizes that changing the elevation profile of residential lots has, in some cases, impacted adjacent lots. In some cases, water run-off has been allowed to flow onto neighbouring properties causing water collection/drainage issues, negatively affecting the enjoyment of property, and potentially impacting property values. Note that raising the grade of a residential lot in a manner that will affect the shoreline is prohibited. Please see the Shoreline Alteration Policy 28-2011 for additional information.


Land Use Bylaw #232: Section 3.1 states that "no land shall be filled or raised, and no grading or drainage shall be undertaken unless a development permit has been issued for the work."; and further in Section 3.2 that "land shall be graded so that excess water flows in to the lake, a soakaway, or a street or lane. Water shall not be diverted to flow from one property on to a neighbouring property unless a drainage scheme is agreed in writing between the two property owners and the municipality."

GENERAL PROCESS

1. All Development permit applications for buildings, landscaping or grading must include a site profile showing:
 - a. The extent of proposed changes to grade
 - b. The existing drainage pattern
 - c. The proposed drainage pattern
 - d. The location of any existing or proposed retaining walls
2. No Development permits will be issued until a drainage plan has been submitted.
3. No Development Permit will be issued for changes in grade that do not conform to the profile of the adjoining properties.
4. In the event that the actual drainage pattern following completion of the development does not conform to the drainage plan submitted with the Development Permit application, and the change is causing drainage problems to neighbouring properties, the drainage pattern must be immediately altered to meet the requirements of the Land Use Bylaw.



Donald Davidson, Mayor
Summer Village of Grandview



Sylvia Roy, CAO
Summer Village of Grandview