

TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY-LAW NO. 2012-05

**BEING A BY-LAW RESPECTING PERMITS RELATING TO CONSTRUCTION,
DEMOLITION, CHANGE OF USE, INSPECTIONS AND PRIVATELY OWNED
SWIMMING POOLS.**

WHEREAS Section 7 of the *Building Code Act, S.O.1992, Chap. 23*, as amended, empowers Council to enact certain by-laws respecting building permits;

AND WHEREAS Section 11 of the Municipal Act 2001, S.O. 2001, c. 25 as amended authorizes a council of any municipality to pass by-laws respecting structures, including fences and for protection of persons and property.

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh/Cardinal enacts as follows:

**PART I
DEFINITIONS AND INTERPRETATION**

SECTION 1 - DEFINITIONS

In this by-law,

- 1.1 “Act” means the *Building Code Act, 1992*, S.O. 1992, Chap. 23 including amendments thereto;
- 1.2 “building” means a “building” as defined in subsection 1.(1) of the Act;
- 1.3 “Building Code” means the regulations made under Section 34.(1) of the Act;
- 1.4 “Chief Building Official” means the Chief Building Official appointed pursuant to subsection 3.(2) of the Act and by by-law of the Township of Edwardsburgh/Cardinal for the purposes of enforcement of the Act;
- 1.5 “construct” means “construct” as defined in subsection 1.(1) of the Act;
- 1.6 “demolish” means “demolish” as defined in subsection 1.(1) of the Act;
- 1.7 “door” means a door in a house, garage, carport, boathouse or other similar building used as access to an enclosed area or part thereof;
- 1.8 “enclosure” means a fence, wall or other structure, including doors and gates enclosing a swimming pool and approved under the provisions of this by-law;

- 1.9 “fixture” means “fixture” as defined in Sentence 1.4.1.2 (1) Div A of the Building Code;
- 1.10 “Inspector” means an inspector appointed pursuant to subsection 3.(2) of the Act and by by-law of the Township of Edwardsburgh/Cardinal for the purposes of enforcement of the Act;
- 1.11 “owner” means the registered owner of the property or the agent of the registered owner duly authorized by the registered owner in writing;
- 1.12 “permit” means permission or authorization in writing from the Chief Building Official to perform work regulated by the Act and the Building Code and in the case of an occupancy permit, to occupy any building or part thereof;
- 1.13 “permit holder” means the owner to whom the permit has been issued or, where the permit has been transferred, the new owner to whom the permit has been transferred;
- 1.14 “private outdoor swimming pool” means a manufactured concrete or plastic tank or artificial basin intended to be used for recreational swimming, wading, diving or bathing, whether above ground or in ground, located on privately owned land which, when filled, contains a depth of 0.60 metres or more of water, but does not include a pond, or a reservoir or facility used to provide water to livestock or for irrigation of crops associated with a farm.
- 1.15 “plumbing” means “plumbing” as defined in subsection 1.(1) of the Act;
- 1.16 “Registered Code Agency” or “RCA” means a “registered code agency” as defined in subsection 1.(1) of the Act;
- 1.17 “Responsible Person” means the owner of the premises or other adult person authorized by the owner to supervise the use of the pool on the premises.
- 1.18 “sewage system” as defined in sentence 1.4.1.2 (1) Div A of the Building Code;
- 1.19 “Township” means the Corporation of the Township of Edwardsburgh/Cardinal;
- 1.20 “work” means to do anything in the construction or demolition or change of use or plumbing for a building which is regulated by the Act and the Building Code and “project” has a similar meaning.

SECTION 2 - INTERPRETATION

- 2.1 Any word or term not defined in this by-law that is defined in the Act or Building Code shall have the meaning ascribed to it in the Act or Building Code.

- 2.2 In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.
- 2.3 This by-law includes the Schedules annexed hereto and the Schedules are hereby declared to form part of this by-law.
- 2.4 In this by-law, the word “metre” shall be represented by the abbreviation “m”, the word “centimetre” shall be represented by the abbreviation “cm” and the word “millimetre” shall be represented by the abbreviation “mm”.
- 2.5 It is declared that if any section, subsection or part or parts thereof be declared by any Court of Law to be bad, illegal or ultra vires, such section, subsection or part or parts shall be deemed to be severable and all parts hereof are declared to be separate and independent and enacted as such.

PART II
APPLICATION FOR PERMITS

SECTION 3 - INFORMATION TO BE SUBMITTED WITH ALL APPLICATIONS

- 3.1 Every application for a permit shall:
- 3.1.1 contain the information set out in Sections 4, 5, 6, 7, or 8 of this by-law, as applicable;
 - 3.1.2 be signed by the owner who shall certify the truth of the contents of the application;
 - 3.1.3 be accompanied by the required fees as determined by the Chief Building Official; and
 - 3.1.4 be submitted to the Chief Building Official.

SECTION 4 - APPLICATION FOR PERMIT TO CONSTRUCT

- 4.1 Where an application is made for a permit to construct under subsection 8.(1) of the Act, the owner shall file the following information:
- 4.1.1 the prescribed application form entitled “Application for a Permit to Construct or Demolish”;
 - 4.1.2 complete plans and specifications, documents and other information as required in this by-law;
 - 4.1.3 approval from the local health board for the construction of an on-site sewage system, or from the Ministry of the Environment as applicable;
 - 4.1.4 approval from the Township or County roads department for the construction of an entrance;
 - 4.1.5 approval from the Manager of Environmental Services for connection to the water and sewer as applicable; and

- 4.1.6 any other approvals required under applicable law as determined by the Chief Building Official.
- 4.2 The Chief Building Official may require an engineer's report or soils investigation be conducted at the owner's expense for any stage of construction, renovation or demolition.

SECTION 5 - APPLICATION FOR PERMIT TO DEMOLISH

- 5.1 Where an application is made for a permit to demolish under subsection 8.(1) of the Act, the owner shall file the following information:
 - 5.1.1 the prescribed application form entitled "Application for a Permit to Construct or Demolish";
 - 5.1.2 site plan accompanied by plans and specifications, documents and other information as prescribed by the Chief Building Official; and
 - 5.1.3 proof satisfactory to the Chief Building Official that arrangements have been made with the proper authorities for the cutting off and capping of all water, sewer, gas, electric and private services.

SECTION 6 – APPLICATION FOR CONDITIONAL PERMIT

- 6.1 Where an application is made for a conditional permit under subsection 8.(3) of the Act, and the Chief Building Official is in agreement that an application for a conditional permit may be submitted, the owner shall file the following information:
 - 6.1.1 the prescribed application form entitled "Application for a Permit to Construct or Demolish";
 - 6.1.2 complete plans and specifications, documents and other information as required in this by-law; and
 - 6.1.3 the time in which plans and specifications of the complete building will be filed with the Chief Building Official.
- 6.2 The fee for a conditional permit shall be the same as the fee for a building permit, fully payable at the time the conditional permit is issued plus an administrative charge equal to the minimum fee for a building permit payable at the time the permit is issued.
- 6.3 Where a conditional permit is issued, the permit holder may proceed but the issuance shall not be construed as to authorize construction beyond the plans for which approval was given, or guarantee that approval will necessarily be granted for the entire work.

SECTION 7 - APPLICATION FOR CHANGE OF USE PERMIT

7.1 Where an application is made for a change of use permit issued under subsection 10.(1) of the Act, the owner shall file the following information:

7.1.1 the form prescribed by the Chief Building Official; and

7.1.2 complete plans and specifications showing the current and proposed occupancy of all parts of the building containing sufficient information to establish compliance with the requirements of the Building Code including,

(a) floor plans,

(b) details of wall, ceiling and roof assemblies identifying required fire resistance ratings and load bearing capacities, and

(c) details of the existing sewage system, if any.

7.2 All planning approvals including but not limited to zoning by-law amendment, Committee of Adjustment, Consent application, Official Plan amendment, Site plan approval, referral to Ontario Municipal Board, Plan of Subdivision shall be in place prior to issuance of a change of use permit.

SECTION 8 - APPLICATION FOR TRANSFER OF PERMIT

8.1 Where an application is made for a transfer of permit under clause 7.(1)(h) of the Act because of change of ownership of the property, the owner applying for the transfer shall file the following information:

8.1.1 the form prescribed by the Chief Building Official;

8.1.2 the names and address of the former and new owner;

8.1.3 the date that the property was transferred to the new owner;

8.1.4 a copy of the most current deed;

8.1.5 the nature of the permit being transferred; and

8.1.6 confirmation of the continuation of or the particulars of any change in the arrangements for general review of the construction in accordance with article 1.2.2.1 Div C, Design and General Review.

8.2 It is a condition of the issuance of any permit that the permit shall not be transferred without the approval of the Chief Building Official and the payment of the required fee as determined by the Chief Building Official.

SECTION 9 - INCOMPLETE APPLICATION

9.1 Where an application is found to be incomplete and does not comply with Sentence 1.3.1.3 (5) Div C of the Building Code, the application may be accepted for processing if the owner acknowledges that the application is incomplete and submits their acknowledgement in writing.

SECTION 10 - INACTIVE APPLICATION

- 10.1. Where an application for a permit remains incomplete or inactive for six months, the application shall be deemed by the Chief Building Official to have been abandoned and notice of cancellation shall be given to the owner.

PART III
PLANS AND SPECIFICATIONS

SECTION 11 - SUFFICIENT INFORMATION TO BE SUPPLIED

- 11.1 The owner shall submit sufficient information with each application for a permit to enable the Chief Building Official to determine whether or not the proposed construction, demolition, change of use or transfer of permit will conform to the Act, the Building Code, any applicable law and that adjacent property will not be affected.

SECTION 12 - TWO SETS OF PLANS AND SPECIFICATIONS

- 12.1 The owner shall submit two complete sets of plans and specifications, unless otherwise specified by the Chief Building Official.

SECTION 13 - PLANS TO SCALE

- 13.1 The owner shall ensure that plans submitted to the Chief Building Official:
- 13.1.1 are drawn to scale upon substantial material or in electronic format approved by the Chief Building Official;
 - 13.1.2 are legible and durable; and
 - 13.1.3 indicate the nature and extent of the work or proposed occupancy in sufficient detail to establish that the completed work will conform to the Act, the Building Code and any applicable law.

SECTION 14 - PLAN OF SURVEY

- 14.1 The owner shall submit a copy of a plan of survey certified by a Registered Ontario Land Surveyor to the Chief Building Official when required to demonstrate compliance with the Act, the Building Code or any applicable law.

SECTION 15 - SITE PLAN

- 15.1 The owner shall ensure that site plans submitted to the Chief Building Official demonstrate compliance with the Act, the Building Code and any applicable law and shall contain the information prescribed in Appendix 'A' attached hereto.

SECTION 16 - AS CONSTRUCTED PLANS

- 16.1 On completion of the construction of the building, if required by the Chief Building Official, the owner shall submit to the Chief Building Official a set of as constructed plans of the work including a plan of survey showing the location of the building.

SECTION 17 - PLANS PROPERTY OF THE TOWNSHIP

- 17.1 Plans and specifications furnished in accordance with the requirements of this by-law or otherwise required by the Act become the property of the Township and shall be retained in accordance with the relevant legislation and the Township's Records Retention By-law.

SECTION 18 - DEVIATIONS FROM PLANS AND SPECIFICATIONS

- 18.1 Deviations from the plans, specifications or other documents filed and in respect of which a permit or permits were issued, may be made following the issuance thereof or during the course of the inspections provided that:
- 18.1.1 the changes do not contravene the Act, the Building Code or any applicable law;
 - 18.1.2 the Chief Building Official agrees in writing to the changes;
 - 18.1.3 revised plans and specifications in the prescribed numbers are submitted for approval; and
 - 18.1.4 the additional fees, if applicable, for the revision are submitted prior to review by the Chief Building Official.

SECTION 19 - EQUIVALENTS

- 19.1 Where an application for a permit or for authorization to make a material change to a plan, specification, document or other information on the basis of which a permit was issued, contains an equivalent material, system or building design the following information shall be provided by the owner to the Chief Building Official:
- 19.1.1 a description of the proposed material, system or building design for which authorization is requested;
 - 19.1.2 any applicable provisions of the Building Code; and
 - 19.1.3 evidence that the proposed material, system or building design will provide the level of performance required by the Building Code as determined by the Building Materials Evaluation Commission.

SECTION 20 - TEMPORARY PERMIT

- 20.1 A restricted permit for a temporary building may be issued by the Chief Building Official authorizing, for a limited time only, the erection and existence of a building or part thereof.

PART IV
REVOCATION

SECTION 21 - NOTICE OF REVOCATION

- 21.1 Prior to revoking a permit under subsection 8.(10)(b) or subsection 8.(10)(c) of the Act, the Chief Building Official shall serve the permit holder or cause the permit holder to be served with written notice of his or her intention to revoke the permit.
- 21.2 Notice under section 21.1 may be served either by personal service or by mailing the notice by registered mail addressed to the permit holder at the address the permit holder has communicated to the Chief Building Official in writing.
- 21.3 Where notice is served by registered mail, the permit holder shall be conclusively deemed for all purposes to have been served with the notice on the fifth day after the day of mailing.
- 21.4 If on the expiration of thirty (30) days from the date of service of the notice of intention to revoke the permit described in Section 21 of this by-law, the ground for revocation continues to exist, the Chief Building Official may revoke the permit without further notice to the permit holder.

SECTION 22 - REQUEST FOR DEFERRAL

- 22.1 A permit holder may, within thirty (30) days from the date of service of the notice described in Section 21 of this by-law, request in writing that the Chief Building Official defer the revocation by stating reasons why the permit should not be revoked.

SECTION 23 - DEFERRAL OF REVOCATION

- 23.1 The Chief Building Official having regard to the changes in the Act, Building Code or any applicable law may allow, at his sole discretion, the deferral in writing.

PART V
PRESCRIBED NOTICES AND INSPECTIONS

SECTION 24 - NOTICE AT EACH STAGE

- 24.1 The permit holder shall notify the Chief Building Official or a Registered Code Agency, where one is appointed, of each stage of construction for which a notice is required under Articles 1.3.5.1 Div C and 1.3.5.2. Div C of the Building Code.

SECTION 25 - NOTICE OF COMPLETION

- 25.1 The permit holder shall give notice of completion or where occupancy is required prior to completion, the permit holder shall give notice of inspection to ensure compliance with the requirements of Section 11 of the Act and articles 1.3.3.1 Div C and 1.3.3.2 Div C of the Building Code.

Section 26 – INSPECTIONS

- 26.1 Upon receipt of proper notice, the Chief Building Official or a Registered Code Agency, where one is appointed, shall undertake a site inspection of the building to which the notice relates in accordance with the prescribed time periods set out in article 1.3.5.3 Div C of the Building Code.

PART VI FEES AND REFUNDS

SECTION 27 - FEES PAYABLE

- 27.1 The Chief Building Official shall calculate the required fees for the work proposed and the owner shall pay such fees upon submission of the application for a permit, or at the discretion of the Chief Building Official, upon issuance of the building permit.
- 27.2 The building permit fees for agricultural buildings shall only apply to a farm business holding a valid farm business registration number issued pursuant to the provisions of the *Farm Registration and Farm Organizations Funding Act, 1993*, S.O. 1993, chap. 21, as amended.

SECTION 28 - ADDITIONAL FEES

- 28.1 Any person who commences construction, demolition or changes the use of a building or part thereof prior to the issuance of a permit to construct, demolish or change the use of a building or part thereof shall, in addition to any other penalty imposed under the Act or Building Code, pay a non-refundable administrative surcharge fee equal to fifty percent (50%) of the amount calculated as the regular permit fee, but in no case shall the additional fee exceed Ten Thousand Dollars (\$10,000.00).

SECTION 29 – REFUNDS

- 29.1 In the case of abandonment of all or a portion of the work or of the non commencement of any project, the Chief Building Official shall determine, at his sole discretion, the amount of refund of permit fees, if any, that may be returned to the permit holder, in accordance with section 29.2.

- 29.2 The fees that may be refunded shall be a percentage of the fees payable as follows:
- 29.2.1 ninety (90%) per cent if application is filed and no processing or review functions have been performed,
 - 29.2.2 eighty (80%) per cent if administrative and zoning functions have been performed,
 - 29.2.3 fifty (50%) per cent if administrative, zoning and plans examination functions have been performed,
 - 29.2.4 forty (40%) per cent if the permit has been issued and no field inspections have been performed subsequent to permit issuance, and
 - 29.2.5 \$60.00 shall be additionally deducted for each field inspection that has been performed after the permit has been issued.
- 29.3 Despite section 29.2, no refund shall be payable where the amount calculated is less than the minimum fee.
- 29.4 The fee that may be refunded shall be paid to the person named on the fee receipt issued by the Township upon payment of the fee, unless the person directs in writing that it be refunded to another person.
- 29.5 Despite subsection (1) to (4) inclusive, no refund shall be issued after one year from the date of withdrawal, cancellation, abandonment, refusal to issue a permit or revocation of a permit.

PART VII
FENCING AND ENCLOSURES

SECTION 30 - CONSTRUCTION FENCING

- 30.1 At the discretion of the Chief Building Official, the person to whom a permit for construction or demolition is issued shall, prior to the commencement of any construction or demolition or placement of any materials or equipment in the Township, shall erect or cause to be erected and maintain a fence enclosing the site of the construction or demolition, for the purpose of preventing entry to the site.
- 30.2 For the purposes of section 30.1, the site of the construction or demolition includes the area of the proposed construction or demolition, together with any area where materials are stored or where equipment is operated or stored.
- 30.3 Section 30.1 does not apply to those areas in the Township:
- 30.3.1 where all of the proposed construction or demolition is contained within an existing structure, and entry to the structure is limited by the walls of the structure and by the securing of any window, door or other opening;

- 30.3.2 where in the opinion of the Chief Building Official, any existing fencing that is in place will provide a reasonable deterrence to entry;
- 30.3.3 where it can be demonstrated that the hazard to the public is minimal due to:
 - (a) the nature of the construction or demolition, or
 - (b) the security measures that are in place to reasonably deter entry to the construction or demolition site, or
- 30.3.4 where the construction or demolition has progressed to such a stage that the public no longer requires the protection of the fencing.

SECTION 31 – ENCLOSURE OF PRIVATE OUTDOOR SWIMMING POOLS

- 31.1 For the purposes of section 31 of this by-law, a permit shall be obtained prior to the installation of an enclosure for a private outdoor swimming pool.
 - 31.1.1 A site plan drawing indicating the location and design of any proposed private outdoor swimming pool shall be submitted for approval prior to the issuance of a permit.
- 31.2 Every swimming pool shall be totally enclosed by a fence not less than 1.2 metres and not more than 1.8 metres high, and shall have a gate equipped with a self closing device and be capable of being latched from the inside when in the closed position.
- 31.3 Any above ground pool that exceeds 1.2 metres of clear height around the pool is exempt of the requirement to be totally enclosed by a fence, except for the area where the ladder or other means of access for the pool are normally located. Such area shall be enclosed with a fence according to section 31.2 above.
- 31.4 All entrances to the swimming pool area which form part of the enclosure, including windows, doors and gates, shall be kept latched at all times except when a responsible person is supervising the pool area.
- 31.5 No part of the enclosure or entrances to any buildings shall be located closer than 1.2 metres to the pool.
- 31.6 All gates leading into the pool area shall be kept locked at all times when not in use.
- 31.7 All fences required by this section of the bylaw shall be constructed and maintained in accordance with the following provisions:
 - 31.7.1 If of Chain Link Construction
 - (a) be of no greater than 3.81 cm (1-1/2 inch) mesh;

- (b) be constructed of galvanized wire not less than No. 12 gauge diameter, or of minimum No. 14 gauge steel wire covered with vinyl or other approved coating forming a total thickness equivalent to No. 12 gauge galvanized wire;
- (c) be supported by a rigid metal bar at the top and a stiffener for the bottom of the fencing; and
- (d) be supported on substantial steel posts not more than 3.05 meters (10 feet) apart.

31.7.2 If of Vertical Board or Metal Picket Construction

- (a) be of not less than 2.54 x 7.62 cm (1 inch x 3 inch) (nominal) vertical wooden boards or metal pickets, spaced not more than 3.81 cm (1-1/2 inch) apart, when such boards or pickets are placed on the same side of the fence;
- (b) be of not less than 2.54 x 7.62 cm (1 inch x 3 inch) (nominal) vertical boards or metal pickets placed alternately on either side of the fence spaced not more than the width of such vertical boards apart and attached to horizontal supports spaced vertically at a distance of not more than 106.68 cm (42 inches) on center;
- (c) be supported on substantial posts placed not more than 2.44 meters (8 feet) apart and installed in accordance with good construction practice.

31.7.3 If of Chain Link Construction with Wooden Framework

- (a) be of no greater than 3.81 cm (1-1/2 inch) mesh;
- (b) be constructed of galvanized wire not less than No. 12 gauge diameter, or of minimum No. 14 gauge steel wire covered with vinyl or other approved coating forming a total thickness equivalent to No. 12 gauge galvanized wire;
- (c) be supported on substantial wood posts not less than 10.16 cm (4 inches) square or 12.70 cm (5 inches) in diameter placed not more than 2.44 meters (8 feet) apart; and
- (d) be supported by a horizontal stringer at the top and at the bottom, each being not less than 5.08 x 10.16 cm (2 inch x 4 inch) (nominal) lumber.

- 31.8 Notwithstanding the above construction requirements, there shall be no horizontal member located on the exterior of the fence that would encourage or allow climbing of the fence.

PART VIII
GENERAL

SECTION 32 - OFFENCE

- 32.1 Any person who contravenes any provision of this by-law is guilty of an offence as provided for in Section 36 of the Act.
- 32.2 Set fines may be established for certain offences contained in this by-law. Such set fines shall be established pursuant to the Provincial Offences Act and shall become effective upon the approval of same by the Ontario Court of Justice, Provincial Division.

SECTION 33 - REPEAL

- 33.1 By-law No. 2001-22 is hereby repealed.

SECTION 34 - SHORT TITLE

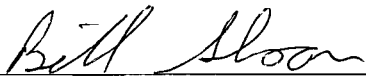
- 34.1 This by-law may be referred to as the "Building By-law".

SECTION 35 - EFFECTIVE DATE

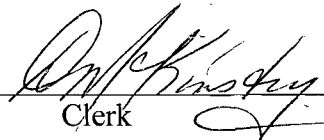
- 35.1 This by-law shall come into force and effect on the date of passing.

Read a first and second time in open Council this 12th day of December, 2011

Read a third and final time, passed, signed and sealed in open Council this 23rd day of January, 2012.



Mayor



Clerk

SCHEDULE "A"
LOT INFILL
BY-LAW NO. 2012-05

Detailed Lot Grading Plan

1. At the discretion of the Chief Building Official, before applying for a building permit or with an application for a building permit, the owner or its successor in title, whichever is applicable at the time, shall submit to the Township for approval a detailed lot grading plan containing the following information:
 - a) The surveyed and final elevations of all lot corners.
 - b) The final elevations of the centre line of the roadway and the bottom of the swale or ditch at each lot corner and at the centre of the lot.
 - c) The finished ground elevation at the building line, and the top of the foundation and underside of footings.
 - d) The finished elevation of all critical points beyond the street line, top of driveway elevation, garage slab elevations and percent grade on driveway.
 - e) Arrows indicating direction of flow of all surfaces water.
 - f) The location and details of all swales.
 - g) The invert, size and location of the entrance culvert, where culverts are required.
 - h) In areas with storm sewers, the location and elevation of the driveway.
 - i) The overall lot dimensions.
 - j) The location of the house relative to the lot lines.
 - k) The location of the well, septic tank and tile field relative to the house (if applicable).
 - l) Location of valve stop if applicable.
 - m) Location of any utilities including water lines, sanitary and storm lines.
2. The Detailed Lot Grading Plan shall be developed with the following minimum standards:
 - a) Drainage shall be directed away from the house.

- b) Yard surfaces shall have a minimum slope of 200 mm in the first 6.0 m from any house (6 m @ 3%). Front yards to be a minimum 2% from road to building.
 - c) Drainage flows which are carried around houses are to be confined in defined swales located as far from the house as possible while remaining within the lot.
 - d) Swales shall have a minimum grade of 2% unless otherwise approved by the Chief Building Official.
 - e) The optimum side slope for swales shall be 6 horizontal to 1 vertical, and the maximum slope on swales shall be 4 horizontal to 1 vertical. Swale minimum depth to be 150 mm. The maximum slope of embankments between properties shall be 3 horizontal to 1 vertical. Failing this, a retaining wall, designed by a professional engineer and satisfactory to the Chief Building Official, shall be constructed.
 - f) The maximum slope of any driveway shall be 8%.
 - g) Sufficient detail beyond the limits of the lot to demonstrate that lot grading and drainage will not adversely affect neighbouring properties.
3. The plan must be a suitable scale and must indicate the Lot Number, Subdivision and clearly indicate the name of the owner or applicant.
4. Copies of all of the aforementioned documents shall be submitted along with the Building Permit application. Upon issuance of the building permit, all documents shall form part of the Approved Plans and Specifications as authorized under section 8.(1.1) of the Ontario Building Code Act, S.O. 1992, c.23 as amended.
5. The Chief Building Official will approve lot grading before the issuance of an occupancy permit. Where necessary, the owner shall submit a legal survey document for approval by the Chief Building Official.

Centreline of Str

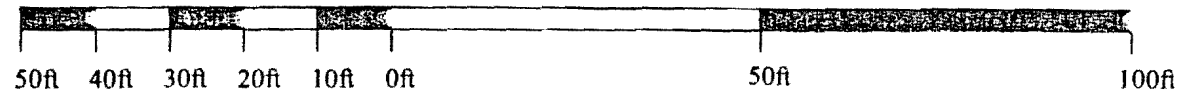
Front Property Li

Rear Property Line

Legend

- 94.5 ft - existing grade
- 92.2 ft - proposed grade
- swale
- flow of ground water

Scale 1: 500



Existing Grade & Drainage pattern cannot be altered without Township Approval

