

## SCHEDULE "D" TO BUILDING BY-LAW NO. 15-2018

### VACANT LOT DEVELOPMENT REQUIREMENTS

#### 1. Additional Documents applicable to new building construction on vacant lots

1.1 To ensure that the first building constructed on a vacant lot meets the Town's development standards, specifically for location of the building on the lot, the grading of the site, and the connection to the municipal storm sewer system, the Town requires the submission of the following documents:

1.1.1 At time of Building Permit application, in addition to other applicable approvals, permits and payment of all fees regulated by either Federal or Provincial Statute, Regulation or Standard, or a Municipal By-law, the owner, or applicant, shall also submit:

- (a) a Location Survey, prepared by an Ontario Land Surveyor and approved by the Director of Planning; and,
- (b) a Site Lot Grading Plan, prepared by an Ontario Land Surveyor or a qualified Professional Engineer, and approved the by Director of Public Works; and,
- (c) a sump pump connection design approved by the Director of Public Works; and,
- (d) a refundable deposit of \$5,000.00, to ensure completion of grading, associated site, and survey works on the subject property to the satisfaction of the Town.

1.1.2 Upon completion of the footing and foundation system of the new building, the owner shall submit to the Director of Public Works an Underside of Footing Certificate issued by the Owner's Professional Engineer or Ontario Land Surveyor.

1.1.3 Prior to occupancy of the new building, the Owner shall submit to the Director of Planning an "as built" Location Survey, prepared by an Ontario Land Surveyor.