

SCHEDULE "D" to Bylaw 28-201G

VACANT LOT DEVELOPMENT REQUIREMENTS

1. Two Stage Partial Building Permit System

1.1 To ensure that the first building constructed on a vacant lot meets the development standards of the Town, 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 that construction be only permitted in two stages. Where a Building Permit application is received to construct the first building on a vacant lot, the Chief Building Official shall only issue Partial Building Permits, each stage of permitted works and timing of issuance of said permits are as follows;

1.1.1 The first Partial Building Permit issued will be to permit the construction of the buildings footings, foundation walls, and all associated "under-ground-works", including on site water supply, sanitary and storm sewers, and foundation wall drainage systems. A first partial Building Permit, may only be issued upon the owner or applicant satisfying the conditions found in Part 2 of this Schedule.

1.1.2 The second Partial Building Permit issued will be to permit the construction of the remainder of the building in accordance to the plans, specifications and other approval documents reviewed and accepted by the Town as the permit documents. A second partial Building Permit, may only be issued upon the owner or applicant satisfying the conditions found in Part 3 of this Schedule.

2. Requirements at Time of Building Permit Application

2.1 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 at time of Building Permit Application;

2.1.1 a Location Survey, prepared by an Ontario Land Surveyor and approved by the Director of Planning; and,

2.1.2 a Site Lot Grading Plan, prepared by an Ontario Land Surveyor or a qualified Professional Engineer, and approved the Director of Public Works; and,

2.1.3 a completed copy of a form titled "Sump Pit Detail Sign-off" attached to the back of this Schedule, and approved by the Director of Public Works; and,

- 2.1.4 pay a refundable deposit of \$5,000.00, to ensure completion of grading and associated site works on the subject property to the satisfaction of the Director of Public Works.

3. Requirements to Obtain Second Partial Building Permit

- 3.1 To obtain the second Partial Building Permit, the owner shall submit to the Chief Building Official;
 - 3.1.1 a Top of Foundation Wall (TFW) Survey, prepared by an Ontario Land Surveyor, and approved the Director of Planning and the Director of Public Works, confirming that the "as built";
 - (a) location of the building is in accordance to the approved Location Survey noted in clause 2.1.1; and,
 - (b) elevations of the top of the foundation walls are in accordance to the approved Site Lot Grading Plan noted in clause 2.1.2.