

# Terms of Reference:

## Grading and Drainage Plan

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### **Description:**

A Grading and Drainage Plan shows the existing elevations/grades on the subject property being developed and any adjoining lands as well as the proposed changes of the elevations on site.

### **Development Application Stream(s):**

A Grading and Drainage Plan may be required as part of the following application(s):

- Draft Plan of Subdivision/Condominium;
- Site Plan Control;
- Custom Home;
- Garden Suite Applications; and,
- Site Alteration Permit.

### **Prepared By:**

A Grading and Drainage Plan is to be prepared on behalf of the proponent by a qualified Professional Engineer licensed in Ontario. The plan must be stamped, dated, and signed by the professional qualified to design the grading and drainage plan.

### **Rationale:**

The plan must demonstrate the existing and proposed drainage patterns, any new structures on site, existing and proposed easements, site access, driveways, and parking. Proposed site development and drainage patterns must provide proper yard grading and drainage away from buildings.

### **Content:**

A Grading and Drainage Plan shall include, but is not limited to, the following:

#### Scale

- Metric Scale

#### General Information

- Standard City of Brampton title block (North arrow, name of Owner/Applicant, name and address of firm preparing the plan, address/legal description of property, project name, drawing title and number, date of submission, and revision box with all listed revisions)
- Key plan showing site location in relation to City street network

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- Legend for all symbols, hatching, shading, and linework
- Benchmarks complete with description of location and geodetic elevation
- Property lines (existing/ultimate), street names, registered plan numbers and parts
- Location and details of all existing man-made or natural features on or adjacent to the site, including:
  - Natural features such as trees and watercourses;
  - Easements and public utilities;
  - Embankments and catch basins;
  - Curbs, hydro poles, light standards, fire hydrants and transformers, fences, etc
- Location and identification of trees being protected and their associated hoarding zones
- Existing driveway width along the lot line, as well as existing/proposed widths at the street line where modifications are required
- Abutting roads including the location of all existing surface features (i.e. edges of pavement and shoulders, curbs, traffic islands, utility poles, hydrants, bus shelters, mail boxes, sidewalks, watercourses, ditches, culverts, catch basins)

### Detailed Information

- Footprint of building(s) including the limit of the underground structure
- Existing grades within the site and beyond the property limits
- Building elevation information including finished floor elevation (FFE), basement floor elevation (BFE), entrance elevation
- All land to be conveyed to the City including right-of-way and lane widenings, corner roundings, easements and their existing/proposed grades
- Proposed grades around the perimeter and within the site
- Proposed location of vehicular access, internal driveways, and ramps
- Proposed overland and flow routes along the site to their outlets
- Any existing or proposed swales
- Any existing or proposed stormwater management facilities (including limits of retention/ponding with frequency)
- Any existing ditches, creeks, watercourses, ravines, and drainage easements/routes complete with elevations and arrows indicating the surface drainage direction
- Locations of any regulatory flood lines or development limit lines (i.e. setback and slope stability limits)

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- Roof water leaders and sump pump discharge location(s)

### Additional Resources:

- [Residential Surface Drainage Lot Grading Guidelines](#)
- [Builders Information Manual for Subdivision Development](#)
- [Site Alterations and Permits](#)
- [Site Plan Review User Guide](#)
- For more information, please contact: [Planning.Development@brampton.ca](mailto:Planning.Development@brampton.ca)

