

City of Brampton
Planning and Infrastructure Services
Department
Builders Information Manual

FLOWER CITY



BRAMPTON.CA

For

Subdivision Development

Date: _____

Attention:

Dear Sir:

Re: Street Sweeping/Cleaning
Subdivision:
File No.: C _____
Reg. Plan: 43M- 1 _____
21T - _____

A major portion of complaints received in this office are concerning the excess of dirt and dust on roads in new development areas.

The following was approved by City Council on June 27, 1988:

"That the City instructs all developers and builders in new or existing subdivisions of the following:

1. That once any of the houses have been occupied the streets must be cleaned at least once a week and if this is not done, the city has the right to have it done and charge the developer, and;
2. That once any homes have been occupied that the streets must be kept clear of building materials and dirt or mounds of soil."

Effective immediately, you will be required to have the roads, internal and external (as required), to be scraped, flushed and swept twice weekly as a minimum. This work is to be completed on the Friday or Saturday and mid week of every week after completion of work by the builders.

On the following morning, an inspection will be completed and if at that time the flushing and sweeping has not been done; arrangements will be made to complete this work with charges being invoiced to you for cost plus the appropriate administration fee.

This letter will act as formal notice and no further correspondence on this matter will be made.

Please inform all builders working in your development area that they must scrape all mud from the roads on a daily basis.

Yours very truly,

John Edwin, EIT., C.E.T.
Manager, Development Construction
Tel: (905) 874-2538, Fax: (905) 874-2599
john.edwin@brampton.ca

JE/sh

cc: Luciano Totino – Supervisor, Development Construction, P&IS
_____ - Inspector, Planning & Infrastructure Services
Developer:

LOT GRADING CERTIFICATION PROCEDURE

The Consulting Engineer will forward plot plans to Lot Grading Technicians for review using cover letters A or B (letter A if siting conforms to overall grading plan, letter B if a variance is required). Plot plan to be reviewed and stamped by Lot Grading Technician prior to building permit application. Any changes to reviewed plot plans must be re-submitted to Lot Grading Technician for review using letters A or B.

When lots/blocks are ready for inspection, the Consulting Engineer is required to advise the Lot Grading Technician that they have visited the site to ensure the lots/blocks, which they are proposing to certify, have been graded and sodded (including elbows and splash pads) in accordance with the reviewed plot plan and overall grading plan. The ground elevation adjacent to the structure must be compatible with the lot grading which has been completed. The above is to be completed **no earlier than two (2) months** after placement of the sod. The Consulting Engineer will arrange for a lot grading inspection and where agreed will certify those lots/blocks that conform to the approved plot plans using letters C or D.

The Consulting Engineer will create a deficiency list for all lots/blocks that require the builder to do further work in order that such lots can be made certifiable and must forward this list to the Lot Grading Technician as soon as possible; this includes but is not limited to re-surveying those lots which cannot be agreed upon by a visual inspection. This work is to commence no later than two weeks after the initial inspection. It should be noted that if the builder will not correct the work as instructed by the Consulting Engineer, the responsibility will fall directly upon the Developer. Once all the deficiencies on the list are rectified, the Consulting Engineer is to arrange for a re-inspection with the Lot Grading Technician.

Lots/blocks which do not conform to the approved plot plans must be submitted for review and approval by the Manager of Development Construction using letter B. This may require the Consulting Engineer, on behalf of the Developer, to prepare new grading plan(s) for these lots.

After all lots/blocks are certified, a Final Lot Grading Certificate (Letter E) must be submitted indicating that all properties in the development have been constructed in conformity with the approved overall grading plan. This in no way relieves the Developer of his responsibility to rectify any grading deficiency problems that may arise prior to assumption of the subdivision. If applicable, any undeveloped lots/blocks that are to be excluded from this subdivision must be noted. If applicable, this letter must note that vacant lots/blocks are positively graded, no standing water is on the lot/block, and proper erosion control is in place.

The following Lot Grading Certification Letters must be used and will only be accepted for this lot grading certification procedure. **Letters A and B are to be submitted prior to obtaining building permit. Letters C and D are to be submitted on an interim basis as lots are inspected and certified. Letter E is to be submitted once all lots are certified, prior to assumption.**

RE: SOD INSTALLATION

(For Builders to provide to Homeowners - *Sample letter only*)

We have commenced our grading and sodding program and in the event of vacations, please make arrangements with someone to maintain the grass as outlined below. Please ensure that external faucets are accessible and in good working order as they are required to maintain the newly sodded areas.

New sodded areas should be watered continuously for several days. After the initial soaking period, sod should be watered for about TWO HOURS a day, morning and evening for the next two weeks, do NOT over water. Saturation of sod can be just as deadly as lack of water during the first months.

During the first month and rainy periods, you should minimize the use of newly sodded areas especially drainage related areas between the houses to prevent ponding areas being created by footprints, wheelbarrows, etc.

No fertilizer should be applied for at least two months after the new sod is placed.

Please keep the foregoing information in mind while maintaining your newly sodded lot and we are confident that you will be pleased with the results.

In addition, we would remind you that in accordance with the terms of your Agreement of Purchase and Sale that you are not permitted to install fences, gardens, and patios, pools, etc. until the lot has been graded, sodded, and certified by the Developer's Consulting Engineer.

Before a swimming pool can be installed the appropriate permits must be obtained from the City of Brampton. The layout of the pool and the associate grades must be reviewed and approved by the Civil Consultant for the subdivision.

For further information or any questions, please contact:

Consulting Engineer

Telephone Number

Builder/Developer

Telephone Number

SIDEWALK, SOD AND FENCE INSTALLATIONS

1. SIDEWALK

All sidewalks as shown on the approved engineering plans are to be completed no later than six (6) months after the date on which the first dwelling unit construction on a lot on that street is occupied, except where the first dwelling unit is occupied after November 1st in any year, in which case all of these works shall be completed by no later than June 30th in the following year.

2. SODDING

- ii) The builder shall complete lot sodding on each lot shown on the plan no later than six (6) months after the date of occupancy of the dwelling unit constructed on that lot, except for dwelling units to be occupied between November 1st and June 15th of the following year, in which case the lot sodding shall be completed by June 30th following such occupancy.
- ii) For an alternative, the builder may install clear crushed stone (in accordance with the approved grading plans) in shade areas (narrow lots) where sod is unlikely to flourish.
- iii) The builder must ensure that the grade be a minimum of 150mm (6") below the brickline and or be a minimum of 200 mm (8") below aluminum siding.

3. PRIVACY FENCE

Privacy fences are required upon the completion of sodding.

DRIVEWAYS

All residential driveways must be paved from curb to street lines or curb to sidewalks where required, with a minimum of 150mm of 19mm crushed run limestone and must have two (2) separate lifts of asphalt comprised of 50mm HL8 and 25mm of HL3A.

The HL8 is to be installed at the time of the sodding of the lot while the HL3A is to be installed prior to the placement of the top course of asphalt pavement on the roadway.

The driveway slopes shall be a minimum of 2% and maximum 8%. The minimum clear distance between the edge of driveways and the utility structure shall be 1.2m.

Whenever possible, a 0.60m separation shall be provided between driveways.

RETAINING WALLS

- Retaining walls are required where a 3:1 slope exceeds 0.60m in height.
- All retaining walls are to be concrete or concrete product; the use of timber will not be accepted. The backfill is to be compacted free-draining granular material.
- Retaining walls are to be constructed entirely on the upper lot so that the tiebacks do not cross property boundaries.
- All retaining walls are to be designed, approved and stamped by a Consulting Engineer specializing in structural engineering. The design must be accompanied by calculations clearly demonstrating that it is structurally satisfactory for the particular location and soil type.
- The detailed drawing shall have a note indicating:
 1. The subject walls have been designed in accordance with accepted engineering principles; and
 2. The wall is suitable for the geotechnical condition of the site and for the type of loading.
- The detail drawing shall show a weeping tile and incorporate a filter cloth envelope.
- The installations are to be inspected during construction and certified in writing by the Consulting Engineer as to conformity to design and suitability for the site conditions. The Lot Grading Certificate will not be accepted until the Retaining Wall Certificate has been submitted.
- For retaining walls 0.60m in height or less, approved lightweight slabs using tiebacks will be permitted. A Geogrid fabric or equivalent must be utilized as the tie back medium.
- For retaining walls greater than 0.60m, the following systems may be utilized:
 - (i) A concrete tie-back system, and
 - (ii) A heavy block system
- Protective fencing of 1.2m high is required where the exposed retaining wall face height exceeds 0.6m. The structural stability of this wall must be able to withstand any extra forces exerted by the fence as well as the earth loads.
- Retaining walls shall not be located less than 1.0m from noise wall footings except where absolutely necessary at the discretion of the Consultant and as designed and certified by a structural engineer for both walls.

DEPOSITS ON CLOSING BY BUILDERS

The City is not a party to the taking of deposits by builders from homeowners on closing. Homeowners are given the impression that the City is holding deposits for such items as lot grading, driveway paving, tree planting, etc.

The City must insist that the prospective residents be properly advised, either in writing, in the form of a notification in sales offices or by the posting of signs at sales offices.

SITE MAINTENANCE

The City of Brampton requires that all builders keep building materials and debris off the entire Right of Way to ensure the safety of the motoring public. Also, strict attention to keep the site clean and free of scattered garbage and debris on a regular basis is of the utmost importance.