

Development application guidelines

Site servicing, grading and drainage plan

What is the purpose of this?	A <i>site servicing, grading and drainage plan</i> ensures that the proposed development is integrated with neighbouring lands, municipal services and provides overall serviceability of the area.
Who should prepare this?	This plan should be prepared by a registered professional engineer qualified in municipal engineering.
When is this required?	A <i>site servicing, grading and drainage plan</i> may be required as part of the following applications: <ul style="list-style-type: none">▪ Zoning By-law Amendment▪ Site Plan Control (for new additions and redevelopment)
Why do we need this?	The Town of Oakville has a Corporate Goal to provide quality infrastructure within the community. Maintaining functional infrastructure is heavily dependent on our ability to inherit quality road and sewer infrastructure, including grading and drainage.
How should this be prepared?	A <i>site servicing, grading and drainage plan</i> should: <ul style="list-style-type: none">▪ be submitted on a standard A1 sheet, appropriate to the site area with a minimum scale of 200:1 and maximum of 500:1▪ include a key plan with north arrow is required in the upper right hand corner of the sheet▪ provide a title block with the name of builder/developer/subdivision, registered plan number, architect/designer company, scale of drawing and date of preparation▪ include signed and stamped drawings▪ provide the as-built and proposed locations and elevations of storm, sanitary and water services▪ provide the existing elevations as per topographic survey indicating existing buildings, drainage patterns and finished first floor elevations for all buildings on adjacent lands▪ indicate the surface run-off for all adjacent and proposed lots using arrows to show the direction of flow and swale locations, length and slope percentage▪ refer all elevations to a geodetic Town of Oakville benchmark▪ indicate the location, length and percent slope of proposed driveways▪ provide complete details of proposed retaining walls and noise/privacy fencing▪ indicate grading details in relation to the Regional road
What else should we know?	<p>Lots submitted within unassumed subdivisions should be approved by the developer's engineer as for conformance to the overall subdivision design, prior to review by the Town.</p> <p>When a development is located adjacent to a Regional roadway then the <i>site servicing, grading and drainage plan</i> must also address what the impact of storm drainage from</p>

the development has on the Regional road and/or associated Regional drainage system.

Refer to the Development Engineering Procedures and Guidelines for Drainage Criteria and Lot Grading Criteria, as well as Grading Plan specifications.

What other resources are there?

Town of Oakville – Development Engineering Procedures and Guidelines:
<http://www.oakville.ca/assets/general%20-%20business/DevelopmentEngProceduresManual.pdf>

Halton Region – Development Engineering Review Manual (DERM):
[http://www.halton.ca/cms/One.aspx?portalId=8310&pageId=10181#DevelopmentEngineeringReviewManual\(DERM\)](http://www.halton.ca/cms/One.aspx?portalId=8310&pageId=10181#DevelopmentEngineeringReviewManual(DERM))

Ministry of the Environment – Stormwater Management Planning and Design Manual (MOE 2003 Guideline):
http://www.ene.gov.on.ca/environment/en/resources/STD01_076363.html