



CITY OF CORNER BROOK

Index	Development and Planning	Section	Development		
Title	Site Grading Policy	Policy Number	02-01-07	Authority	Council
Approval Date	07 May 07	Effective Date		Revision Date	

PURPOSE

To ensure consistency in development and to eliminate extremes in elevations and slopes and the necessity of retaining walls site grading plans and finished floor elevations are required to be established for new construction within the City of Corner Brook. The responsibility to ensure compliance with the site grading plan will be outlined. All relevant information will be required prior to occupancy.

POLICY STATEMENT

To ensure compliance with the site grading plan. To ensure all relevant information is submitted prior to occupancy.

REFERENCE

Approved Minute 07-74 (May 07, 2007)

CC07-93 (April 23, 2007)

CC07-71 (March 26, 2007)

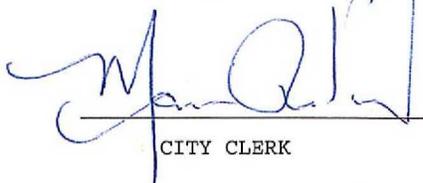
CS07-04 (January 29, 2007)

Detailed Action Required

1. At the permit stage a copy of the Site Grading Plan for the lot will be attached to the building permit. This will contain all relevant site information to be met. i.e. finished floor elevation, site grading, four corner elevations, driveway location, location of proposed dwelling on the site. This shall be signed and dated by the Development Inspector and initialed as acknowledged by the owner/contractor.
2. It is the responsibility of the owner/contractor to ensure the building is constructed at the proper elevation. Benchmark information will be provided on the copy of the Site Grading Plan for the lot to enable the owner/contractor to establish the proper elevation.
3. At the location certificate, footing stage, prior to concrete being placed and in addition to confirmation of the location of the footings on the site as per the approved plan, the elevation of the dwelling must also be confirmed by a Land Surveyor licenced to practice in the province of Newfoundland and Labrador and submitted to the City for approval on the Real Property Report of Location Certificate. This will be a condition of the permit.
4. Prior to an Occupancy Permit being issued site grading must be completed and confirmed by a licenced Newfoundland and Labrador surveyor.
5. The City reserves the right to confirm the elevations by its own forces at its discretion.
6. Variances will only be considered where the site conditions prohibit the placement of a dwelling in accordance with the site grade plan, i.e. rock. The approval of variances will be at the discretion of the Director of Community Services or Council. Council to be notified when variances are approved.

IN WITNESS WHEREOF this policy is sealed with the Common Seal of the City of Corner Brook.


MAYOR


CITY CLERK