



**WHEREAS** Division B, Sentence 9.14.6.1.(1) of the Ontario Building Code, made under the authority of the Building Code Act, requires that the building shall be located and the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties.

1. The *Grading Consultant* must provide field review to assure compliance with the Site Grading Plan and the lot grading design criteria,
2. The *Grading Consultant* must issue a final Grading Certificate to the City of Markham Building Standards Department upon completion of the final grading, and,
3. A Permit Maintenance fee will be incurred on an annual basis where the final Lot Grading Certificate is not provided within 12 months of occupancy, as determined in the City of Markham Building By-law.

A. Project Information					
Building number, street name				Unit number	Lot/con.
Municipality	Postal code		M-Plan/ R-Plan Number		
B. Owner Information					
First name			Last name		
Corporation or partnership (if applicable)					
Street address				Unit number	
Municipality	Postal code	Province	Telephone number		
Email					
_____		_____			
Date		Signature of Owner			

**IMPORTANT:** Where any retained *Grading Consultant* ceases to provide any of the services required herein, another *Grading Consultant* shall be retained immediately so that the duties as described above will continue uninterrupted, and the Owner shall forthwith, in writing, advise of such termination and submit the name of the new *Grading Consultant* to the Chief Building Official of Markham.

This is a form prescribed by the Chief Building Official pursuant to the City of Markham Building By-law. Personal information contained in this form is collected under the authority of Subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*.



# Lot Grading Letter of Undertaking

Infill Residential

## Lot Grading and Infill Residential Construction

*Infill residential* projects include the construction of new custom homes or significant additions to existing homes. Markham's Building By-law states that infill residential involves a house with not more than 2 dwelling units, where:

- new construction replaces more than 50% of the existing building by demolition, or
- an addition that increases the gross floor area by more than 25% of new construction to an existing house.

Lot grading approval is required for *infill residential* construction of any size involving proposed grading and / or servicing works. In general, a municipally approved lot grading plan is required for all new custom homes and additions increasing the existing building footprint by 50 m<sup>2</sup> or more.

The *Lot Grading Letter of Undertaking* is required to be submitted for all *infill residential* projects that require a municipally approved lot grading plan. This form outlines the requirements for the *Lot Grading Certificate* that is required once construction is complete.

The *Lot Grading Certificate* is submitted to Markham Building Standards at the end of construction, once grading and drainage elements are done and the site is fully stabilized with sod or other suitable ground cover. The certificate confirms that the grading and drainage elements are completed and conform to the approved building permit documents and the grading work does not adversely impact neighbouring properties.

The *Lot Grading Certificate* is completed by the *Grading Consultant*, who is required to be a Professional Engineer or Land Surveyor licensed in the Province of Ontario.

An annual maintenance fee will be charged for projects where the lot grading certificate is not submitted within 12 months after issuance of an occupancy permit or completion certificate.