

# Planning Application Comments

## Building Department

Date: September 17, 2020

File No: B3-20

Property Owner: William Penney.

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- ☐ No Concerns or objections with the application.
- ☒ Development will require applicable permits before construction.
- ☐ Barrier free washrooms will be required.
- ☐ Recommend the septic design is considered before proceeding.
- ☐ A detailed septic design is required.
- ☐ Road access and Civic number will be required before development proceeds.
- ☒ Comments:

During By-law complaints inspection it was noted the grading around the building is higher than the adjacent properties. The Ontario Building Code states.

### 9.14.6.1. Surface Drainage

(1) The *building* shall be located or the *building* site graded so that water will not accumulate at or near the *building* and will not adversely affect adjacent properties.

Pictures are attached showing sloping towards adjacent properties as well as ponding which may be a result of damming. As the building department is not familiar with this lot previously it would appear the grading is affecting adjacent properties. No sign of correctly installed drainage from property was evident at time of inspection.

A professional Engineered lot grading plan would be advised.



150 Main St. right rear lot



150 Main St. rear lot





150 Main St. adjacent property ponding



150 Main St. property left side of lot

If I can be of any further assistance, please do not hesitate to contact me.

**Bev Fisher**

**Chief Building Official | Township of Southgate**

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