

RURAL MUNICIPALITY OF BROKENHEAD

BY-LAW NO. 2238-22

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF BROKENHEAD TO REGULATE THE GRADING OF PROPERTY, ESTABLISH LOT GRADE ELEVATIONS AND PREVENT DAMAGE TO MUNICIPAL INFRASTRUCTURE.

Whereas Sub-section 294.1(2) of *The Municipal Act* ^{S.M. 196, c. 58 – Cap. M225} subject to the rights of any other party under *The Water Resources Administration Act* or *The Water Rights Act* gives jurisdiction over every drain within its boundaries to the municipality;

And whereas section 231 (b) of the *The Municipal Act* provides that Council may pass by-laws to enhance the ability of the municipality to respond to present and future issues in the municipality;

And whereas section 232 (1) (a) of the *The Municipal Act* provides that Council may pass by-laws for municipal purposes with respect to the safety, health, protection and well-being of people, and the safety and protection of property;

And whereas section 232 (1) (h) of the *The Municipal Act* provides that Council may pass by-law for municipal purposes with respect to drains and drainage on private or public property;

And whereas section 232 (2) (d) permits Council to establish fees or other charges for services, activities or things provided or done by the municipality;

And whereas section 245 (1), subject to Section 242 and 242 (2) (b), of the *The Municipal Act* permits a municipality to take whatever action or measures necessary to remedy a contravention of a by-law;

And whereas the Council of the Rural Municipality of Brokenhead deems it expedient and in the public interest to pass a by-law to establish building construction regulations governing the grading and landscaping of property to manage surface water runoff, elevations and grades of new buildings to prevent damage from overland flooding and prevention of damages to municipal infrastructure;

Now Therefore the Council of the Rural Municipality of Brokenhead in meeting duly assembled enacts as follows:

SECTION 1 SHORT TITLE

- 1.1 This By-law may be referred to as “The Rural Municipality of Brokenhead Lot Grade By-law”.

SECTION 2 INTENT OF BY-LAW

- 2.1 The intent of this By-Law is to establish building construction regulations governing:
- a) Grading and landscaping of property for purposes of managing surface water runoff to minimize the negative impact on the respective property and adjacent private or public property.
 - b) Elevations and grades of new buildings for the purposes of preventing damage from overland flooding and minimizing emergencies caused by floodwaters.
 - c) Prevention of damages to municipal infrastructure as a result of any work related to the development of property or construction of buildings where lot grade permits are issued.
- 2.2 Any outstanding Lot Grade Permits issued during previous Lot Grade By-laws shall follow all conditions of the By-law they were issued under with the exception of Section 7.8 and 8.2

SECTION 3 LIST OF SCHEDULES AND AMENDMENT TO SCHEDULES

- 3.1 Attached to and forming part of this by-law are the following schedules:
- Schedule “A” – Permit Fees & Lot Grade & Damage Deposits
 - Schedule “B” – Typical Lot Grading & Swales
 - Schedule “C” – Typical Grade Elevations & Perching
- 3.2 Council may from time to time, by resolution, amend each and every schedule attached to this by-law.

SECTION 4 DEFINITIONS

- 4.1 Unless the context otherwise requires, where used in this by-law:

Applicant Person or agency authorized in writing by the owner to make application for a Lot Grading Permit.

Building Any structure used or intended for supporting or sheltering any use or occupancy and, without restricting the generality of the foregoing, includes residential, commercial and industrial structures.

Building Grade Elevation	The Building Grade Elevation shall be the finished surface immediately adjacent to the lowest point at the foundation of the building.
Building: Residential Dwelling	Single-Family, Two-Family or Mobile Home Dwelling Building that is considered the principal building of the lot as defined in the current RM of Brokenhead Zoning By-law.
Building: Commercial, Industrial and Multi-Residential Building	Stores, Manufacturing Facilities, Apartments and any other Commercial, Industrial, Institutional or Agricultural Building that is considered the principal building of the lot as defined in the current RM of Brokenhead Zoning By-law.
Council	The duly elected Council of the Rural Municipality of Brokenhead.
Designated Officer	Official, agency or designated by the Council of the Rural Municipality of Brokenhead for the enforcement of any parts of this by-law.
Drainage System	Private or public grading, ditch, swale, drain, culvert, cross culverts, driveway culvert, land drainage sewer culvert, box culvert, drainage inlet that handles drainage and runoff.
Elevation	The vertical distance above or below sea level.
Erosion Control	Small structure or landscaping feature established to prevent erosion of material and carry downspout and sump-pump discharge away from a building foundation.
Finished Landscaping	Completed landscaping condition of an area by covering the area with, but not limited to, sod, grass, stone, cement, wood and other substances or material.
Land Drainage Sewer	Sewer that collects and carries runoff drainage but excludes domestic wastewater and industrial wastes.
Lot Grading	General term referring to the combination of lot grade elevations and resultant slopes on a property.
Lot Grading Permit	Written approval issued wherein the conditions and requirements of the specific property construction are established by the Municipality pursuant to this By-law.

Municipality	Rural Municipality of Brokenhead
Municipal Infrastructure	All infrastructure under the jurisdiction of the Rural Municipality of Brokenhead. Including but not limited to: structures forming the road, surface, shoulders, curbs, ditches, slopes, culverts, finished landscaping, sidewalks, driveways, lanes, signs, drainage structures, water & wastewater lines, valves, hydrants, curb stops and any other structures above and below ground located within the municipal road allowance as defined by the Municipal Act.
Owner	Person or agency whose name a subject property is registered.
Property	A piece, plot or parcel of land or an assemblage of contiguous parcels of land in one ownership, having a frontage and/or flankage on a public road.
Runoff	The draining away of water (from rainfall, snowmelt, ect.) on the surface of an area of land, a building or structure.
Swale	Compacted soil ridge, small ditch or channel designed with gradual slopes and consistent grading to direct runoff.

SECTION 5 LOT GRADE PERMIT APPLICATION

- 5.1 All Lot Grade Permit Applications shall be made at the offices of the Rural Municipality of Brokenhead. The Lot Grade Permit must be approved and issued prior to the issuance of a building permit to construct a principal building on a property.
- 5.2 Lot Grade Permit Application Requirements
The Applicant must submit Lot Grade Permit Applications with all required documents.
 1. Lot Grade Permit Application
Application form completed and signed with all information.
 2. Lot Grade Plan
Approved plan in Accordance with *Section 5.3*
 3. Construction Route
Map showing the designated route that all traffic involved in construction must follow as agreed upon by the Applicant and Designated Officer. The

designated construction route is used to monitor potential damage caused to Municipal Infrastructure.

4. Typical Building Grade Elevation & Perching + Lot Grading & Swales
Include Typical Drawings with reference to planned grading in accordance with Schedule 'B' and Schedule 'C'.
5. Fees & Deposits
Payment of required Fees & Deposits as per Schedule 'A'.

5.3 Lot Grade Permit Application – Lot Grade Plan

The Applicant must submit Lot Grade Permit Applications with a Lot Grade Plan approved by the Designated Officer. The requirements of the Lot Grade Plan are dependent of the building permit.

A. Residential Dwelling (Property less than 2.0 Acres)

Prepared by a qualified professional approved by the Designated Officer.

Plan view of the new building and lot grading that indicates all drainage and runoff originating on the property will remain on the property and be directed to existing municipal drainage systems while not altering existing drainage from adjacent properties.

- Building Location(s) with distances
- Location and Elevation of other permanent items that will impact lot grading (buildings, fences, trees)
- Flow direction of overall lot grading
- Profile of building with property showing section view of the foundation and first floor of the building
- Elevation benchmark
- Existing elevations from topographic survey of property, adjacent property edges, ditch and road and ditch (average every 7 meters)
- Final Grade Elevations for swales and building
- Swale % grades, size, cross section, depth and location
- Existing easements
- Downspout and sump-pump discharge locations
- Proposed hard surfaces & driveways
- Erosion control
- Runoff Controls if required (catch basins, land drainage sewer and discharge control)
- Any other information the Designated Officer deems pertinent to the grading and drainage of the property

B. Residential Dwelling (Property more than 2.0 Acres)

Plan view of the new building and lot grading that indicates all drainage and runoff originating on the property will remain on the property and be directed to existing municipal drainage systems while not altering existing drainage from adjacent properties.

- Building Location(s) with distances
- Location and Elevation of other permanent items that will impact lot grading (buildings, fences, trees)
- Flow direction of overall lot grading
- Profile of building with property showing section view of the foundation and first floor of the building
- Any other information the Designated Officer deems pertinent to the grading and drainage of the property

C. Commercial, Industrial and Multiple-Residential

Prepared by an Engineer.

Plan view of the new building and lot grading that indicates all drainage and runoff originating on the property will remain on the property and be directed to existing municipal drainage systems while not altering existing drainage from adjacent properties.

- Building Location(s) with distances
- Location and Elevation of other permanent items that will impact lot grading (buildings, fences, trees)
- Flow direction of overall lot grading
- Profile of building with property showing section view of the foundation and first floor of the building
- Elevation benchmark
- Existing elevations from topographic survey of property, adjacent property edges, ditch and road and ditch (average every 7 meters)
- Final Finished Grade Elevations for swales and building
- Swale % grades, size, cross section, depth and location
- Downspout and sump-pump discharge locations
- Proposed hard surfaces & driveways
- Existing easements
- Erosion control
- Runoff Controls if required (catch basins, land drainage sewer and discharge control)
- Any other information the Designated Officer deems pertinent to the grading and drainage of the property

5.4 Other Site Conditions

If other site conditions occur that are not outlined within this by-law (i.e.: corner property, in-fill lot, restricted yards, ect.) then the Designated Officer may:

- Vary or waive some of the requirements of the Lot Grading Plan.
- Deny the issuance of a Lot Grade Permit if it is the Municipality's best interest to do so. The Applicant has the right to appeal the denial to Council.

5.5 Timing of Applications

The Applicant shall make application for a Lot Grading Permit at least ten (10) working days prior to the requirement of the permit/ commencement of construction.

SECTION 6 LOT GRADE REQUIREMENTS

6.1 Requirements of the Lot Grade Permit and corresponding Lot Grade Plan are to be followed to ensure that intent of this by-law is enacted for the benefit of the Municipality.

6.2 Building Grade Elevation

The Building Grade Elevations shall be the finished landscaping elevation immediately adjacent to the lowest point at the foundation of the building.

Depending on the type of construction this elevation will typically be (but not limited to):

- Residential Dwelling = 6" Lower than the basement windows
- Mobile Home = Top of gravel pad/ Bottom of skirting
- Slab on Grade= 6" Lower than top of slab

The final Building Grade Elevation must be approved to meet the set elevation to reduce potential damage to the building from overland flooding. The Building Grade Elevation is approved by the Designated Officer and shall be based on the Rural Municipality's best available 1-in-150 year flood information.

6.3 Perching

Perching shall be soil graded and landscaped surrounding the perimeter of the building to achieve effective positive drainage away from the foundation.

Perching must be approved to ensure the runoff is directed away from the foundation and the Building Grade Elevation is maintained through potential settlement.

6.4 Swales

Swales shall be compacted soil ridge, small ditch or channel designed with gradual slopes and consistent grading to direct runoff. Swales must be completely clear to allow runoff to drain along the designated location without ponding or obstruction (Fences may be permitted as long as there is no obstruction of flow). Swales must be constructed in the designated location (on shared property line or completely within property) dependent on the planned area as indicated on the Lot Grade Plan.

Swales must be approved to control the surface runoff on the property and minimize the negative impact on the respective property and adjacent private or municipal property.

6.5 Lot Grade Elevations

Lot Grade Elevations shall be the finished landscaping elevation at a specific reference point or point on the between two reference points on the property (ie: swales, near the perimeter of the property).

Lot Grade Elevations must be approved to ensure the swales and lot grading achieve the overall lot grade plan requirements.

6.6 Lot Grading

Lot Grading shall be the finished landscaping elevation, slope and grade of the overall property to direct runoff from the building and perching towards the perimeter of the property.

Lot Grading must be approved to ensure the overall property runoff directed to the designated location (swales, municipal drainage system) without unnecessary ponding or obstruction.

6.7 Roof Downspouts

Roof downspouts shall be a nominally vertical pipe with suitable elbow that is installed to carry water from a roof. Downspouts ends must have erosion control and shall be located to direct drainage away from the building but not directly onto adjacent property (must end minimum 0.6m from property line).

Downspouts must be approved to minimize the negative impact of roof runoff on the respective property and adjacent private or municipal property.

6.8 Sump Pump Discharge Pipe

Sump pump discharge pipes shall be a pipe or hose that discharges weeping tile water from a building to the outside. Sump Pump Discharge Pipes ends must have erosion control and shall be located to direct drainage away from the building but not directly onto adjacent property (must end minimum 2m from property line).

Sump Pump Discharge Pipes must be approved to minimize the negative impact of excess water on the respective property and adjacent private or municipal property.

6.9 Substantially Complete Landscaping

Substantially Complete Landscaping shall be a property where the existing ground has been compacted and meets all elevation, grading, perching, swale and all other lot grade requirements which is ready finishing landscaping material (topsoil, seed, sod, rocks, etc.).

Substantially Complete Landscaping must be approved to ensure the existing property, at the time of sign off, meets all requirements and to minimize grading disruptions through potential settlement or final landscaping.

6.10 Civic Address Signage

Civic Address Signage shall be a permanent sign that is clearly visible from the roadway indicating the designated address for the building.

Civic Address Signage must be approved to ensure all new buildings are in compliance with the Municipality's most recent Civic Addressing By-Law.

6.11 Runoff Controls

Runoff Controls shall be drainage structures (underground pipes, catch basins, outlet restrictors, detention areas) located on private property with the purpose of reducing the preventing the maximum allowable rate of water discharge from entering the Municipal Drainage System.

Discharge Controls may be required for Commercial, Industrial, Multiple-residential buildings, buildings that covers large area of the total property or any building that the Designated Officer deems excess discharge will be a concern for the downstream Municipal Drainage System. Discharge Controls must be approved to prevent negative impact on the downstream Municipal Drainage System.

6.12 Prevention of Damage to Municipal Infrastructure

Damage to Municipal Infrastructure shall be any situation where the condition of the infrastructure is worsened as a result of any work related to the development of property or construction of buildings where lot grade permits are issued. Examples of damage would be considered (but not limited to): Asphalt damage, mud on roadway, grassed ditch disturbance, covering of curb stop, etc.

The Applicant must repair, restore or re-establish all Municipal Infrastructure deemed damaged by the Designated Officer to the condition it was prior to construction.

The condition of Municipal Infrastructure at the time of final inspection must be approved to prevent unwarranted damages and repair costs incurred by the Municipality.

SECTION 7 LOT GRADE PROCESS

7.1 Compliance with Lot Grading Permit & Requirements

The Applicant must ensure that all lot grading is completed in accordance with the requirements of this By-law and Final Lot Grading Approval is given by the Municipality within two (2) years of the issuance of the Lot Grading Permit.

The property owner must ensure that Finished Landscaping is placed upon the entire property within one (1) year of receiving Final Lot Grading Approval, with

the purpose of eliminating unsightliness and minimizing changes of the approved lot grading due to excess runoff or erosion.

The applicant/ owner can request to extend the deadline for Final Lot Grading Approval or Finished Landscaping in writing to the Municipality. The Designated Officer may grant up to one (1) year extension if deemed reasonable.

7.2 Scheduling of the Lot Grade Process

The Applicant must inform the Designate Officer in writing at least ten (10) working days prior to the requirement of the Building Grade Elevation, Lot Grade Elevation or Final Lot Grading Inspection.

Lot Grade Elevations and Inspection will generally be completed within the period from May 1st to October 31st of each year, subject to snow cover and wet conditions.

7.3 Initial Building Grade Elevation (First Site Visit)

After the Lot Grading Permit has been issued, the Applicant shall request in writing that the Designated Officer set the Building Grade Elevation prior to the requirement of the elevation (start of construction). The Applicant must clear and mark the exact location of the proposed building on site and corners of the property with suitable marker stakes if requested by the Designated Officer.

The Designated Officer will indicate the Building Grade Elevation on a visible marking (Lot Grade Stake, tree, pole) on or near the property. The Applicant is responsible to ensure that Lot Grade Stakes are protected until no longer required.

7.4 Finished Lot Grade Elevations (Second Site Visit)

The Applicant shall request, in writing, that the Designated Officer set the Finished Lot Grade Elevations prior to the requirement of the elevations (final yard grading/shaping).

The Designated Officer will indicate any required Finished Lot Grade Elevations on Lot Grade Stakes near the designated locations as indicated on the Lot Grade Plan.

7.5 Final Lot Grading Inspection (Third Site Visit)

The Applicant shall request that the Designated Officer complete the final inspection to determine approval of all lot grading requirements in writing prior to the return of the Lot Grade & Damage Deposit.

The Designated Officer will inspect the property to determine compliance with all requirements of this by-law, specifically *Section 6*. The Designated Officer will notify the Applicant in writing if the property does not meet any of the requirements in accordance with *Section 8*.

7.6 Final Lot Grading Approval

When the Municipality inspects and determines that all lot grade requirements have been met, they will inform the Applicant of Final Lot Grading Approval in writing. The Applicant must provide written confirmation that they understand and agree to the requirements of Maintenance of Approved Lot Grading (*Section 7.8*) prior to the Municipality returning the Lot Grade & Damage Deposit.

7.7 Applicant Transfer of Permit

During the Lot Grading Permit Process, prior to Final Lot Grading Approval, the original Applicant may transfer the Lot Grade Permit to another Applicant through both parties completing a Lot Grade Permit Transfer Document. Once completed and submitted to the Municipality, the new Applicant will be responsible for all requirements involved in the Lot Grade Permit & Damage Deposit process and subsequent maintenance.

7.8 Maintenance of Approved Lot Grading

The Applicant and any future owners shall be responsible to ensure that all features of the property involved in the Lot Grade Requirements (swales, elevations, downspout locations, etc.) are maintained to the condition and state that they were at the time of Final Lot Grading Approval or previous Lot Grade By-law Final Approval.

The Designated Officer will notify the current owner in writing if the property does not meet any of the requirements in accordance with *Section 8*.

7.9 Additional Site Visits

The Applicant will be charged fees when the Designated Officer is required to complete more than the standard three (3) site visits to re-set lot grade stakes, re-inspect or any other service related to lot grading compliance. Charges for additional site visits will be in accordance with Schedule 'A' or deducted from the Lot Grade & Damage Deposit.

7.10 Entering Upon Property

The Municipality's Designated Officer may, pursuant to Section 239(1) and 239(3) of The Municipal Act enter upon property for the purpose of survey, observation or inspection associated with the enforcement of compliance with the Lot Grading Permit and the provision of this By-law.

The Applicant shall ensure that employees of the Municipality or its Designated Officer are not interfered with in any way in the performance of the duties imposed on them by this By-law.

SECTION 8 REMEDIAL ACTION

8.1 Compliance: Final Lot Grading Approval

Upon Final Lot Grading Inspection, the Designated Officer will direct the Applicant in writing on any actions required to meet Final Lot Grading Approval within a specified reasonable time frame.

If the Applicant neglects or refuses to comply with the directions within the time frame specified, the Municipality will complete the necessary actions and charge the cost of the work against the Applicant's Lot Grade & Damage Deposit.

Where the cost of the work exceeds the value of the deposit held, the Municipality may charge the cost of such excess against the Applicant, and in default of payment:

- a) Recover the cost as a debt due to the Municipality;
- b) Charge the cost against the land concerned as taxes due and owing in respect of that land, and recover the cost as such.

8.2 Compliance: Maintenance of Approved Lot Grading

If an Owner does not maintain all features of the property involved in the lot grading requirements to the condition and state that they were at the time of Final Lot Grading Approval (Or previous Lot Grade By-Laws Final Approval) then the Designated Officer will provide the Owner a Notice of Contravention and shall direct the Owner of the required corrective action(s) within a specified reasonable time frame. As part of the remedial measures, the Designated Officer may also require that the Owner submit a new Lot Grading Plan prepared by an Engineer.

Where the Applicant neglects or refuses to comply with Notice of Contravention within the time frame specified, the Municipality will complete the necessary action(s) and charge the cost of the work against the such excess against the Owner, and in default of payment:

- a) Recover the cost as a debt due to the Municipality;
- b) Charge the cost against the land concerned as taxes due and owing in respect of that land, and recover the cost as such.

8.3 Order to Remedy

An Order to Remedy will be issued against the Owner if the Designated Officer deems that the following 3 conditions occur:

- 1) The property does not meet all Lot Grading Requirements;
- 2) The outstanding Lot Grading Requirements present a potential negative impact to the respective property and/or buildings (I.e.: Building Grade Elevation constructed below established flood elevation);
- 3) Final Lot Grade Approval can not be achieved within reasonable means (I.e. beyond standard landscaping, yard grading, window wells)

If an Order to Remedy is issued, the Municipality will not return the outstanding Lot Grade & Damage Deposit. Any Notice of Contravention or Order to Remedy sent by the Municipality will apply to the Registered Owner of the Property listed on the Lot Grading Permit, Transfer Document or Status of Title. The

Municipality shall not be held liable for any costs incurred fulfilling the requirements as set out in the Notice of Contravention and the Failure to Comply Order.

SECTION 9 FEES AND DEPOSITS

9.1 Fees

The Applicant must pay the Municipality the applicable fee for the Lot Grading Permit Application in accordance with Schedule 'A'.

The Applicant must pay the Municipality the applicable fee for Designated Officer to complete more than the standard three (3) site visits to re-set lot grade stakes, re-inspect or any other service related to lot grading compliance in accordance with Schedule 'A'.

9.2 Lot Grade & Damage Deposit

The Applicant must pay the Municipality the applicable Lot Grade & Damage Deposit fee with the Lot Grading Permit Application in accordance with Schedule 'A'.

This deposit shall be retained by the Municipality until the following approvals have been obtained by the Designated Officer:

- Final Lot Grade Approval has been issued in accordance with Section 8 of this By-Law
- Final Inspection and Approval has been issued for the Dwelling or Building as set out in the Municipality's Building By-Law No. 2134-14;
- Occupancy Permit has been issued for the Dwelling or Building as set out in the Municipality's Building By-Law No. 2134-14.

SECTION 10 GENERAL PENALTIES

10.1 A person who receives an Order to Remedy a contravention may appeal such order in accordance with the Municipality's General Enforcement By-Law, as amended from time to time. Council's decision on the issue is final and not subject to further appeal.

10.2 The Municipality or the Designated Officer may take whatever action or measures are necessary to remedy the contravention of this By-Law in accordance with the Municipality's General Enforcement By-Law, as amended from time to time.

10.3 Any person who contravenes or disobeys or refuses or neglects to obey or comply with any provision of this By-Law or any Order under this By-Law or the Municipality's General Enforcement By-Law, as amended from time to time, is

guilty of an offence and is liable to fines and penalties as set out in the Municipality's General Enforcement By-Law, as amended from time to time.

- 10.4 Where a contravention, refusal, neglect, omission or failure continues for more than one day, the person is guilty of a separate offence for each day it continues.

SECTION 11 EFFECTIVE DATE

- 11.1 All By-laws, resolutions and order passed relative to the grading and landscaping of property to manage surface water runoff, elevations and grades of new buildings to prevent damage from overland flooding and prevention of damages to municipal infrastructure, are hereby repealed upon the date this By-law comes into effect.
- 11.2 That this By-law shall be deemed to have come into force and take effect on the day it is passed by Council.
- 11.3 That By-law No. 2151-15 be rescinded.

DONE AND PASSED by the Council of the Rural Municipality of Brokenhead, in regular session assembled in Beausejour, Manitoba, this 26th day of July, 2022.

Brad Saluk

Reeve

Sheila Mowat

Chief Administrative Officer

Read a 1st time this 14th day of June, 2022.

Read a 2nd time this 26th day of July, 2022.

Read a 3rd time, done and finally passed, this 26th day of July, 2022.

SCHEDULE ‘A’

PERMIT FEES AND LOT GRADE & DAMAGE DEPOSITS

“FEE” – Required Fee for Lot Grade Permit Application

“DEPOSIT” – Required Deposit for Lot Grade & Damage Deposit

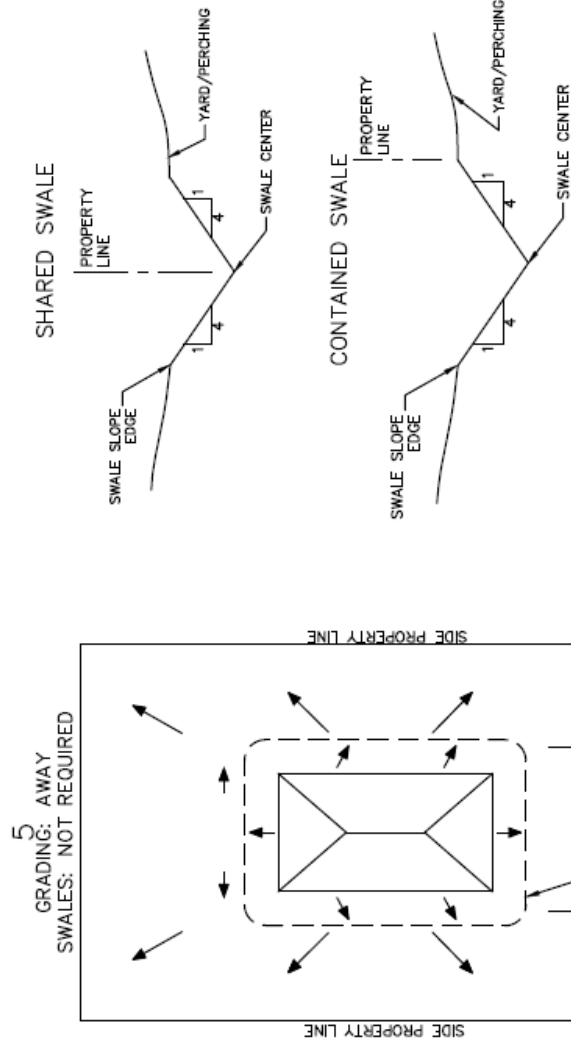
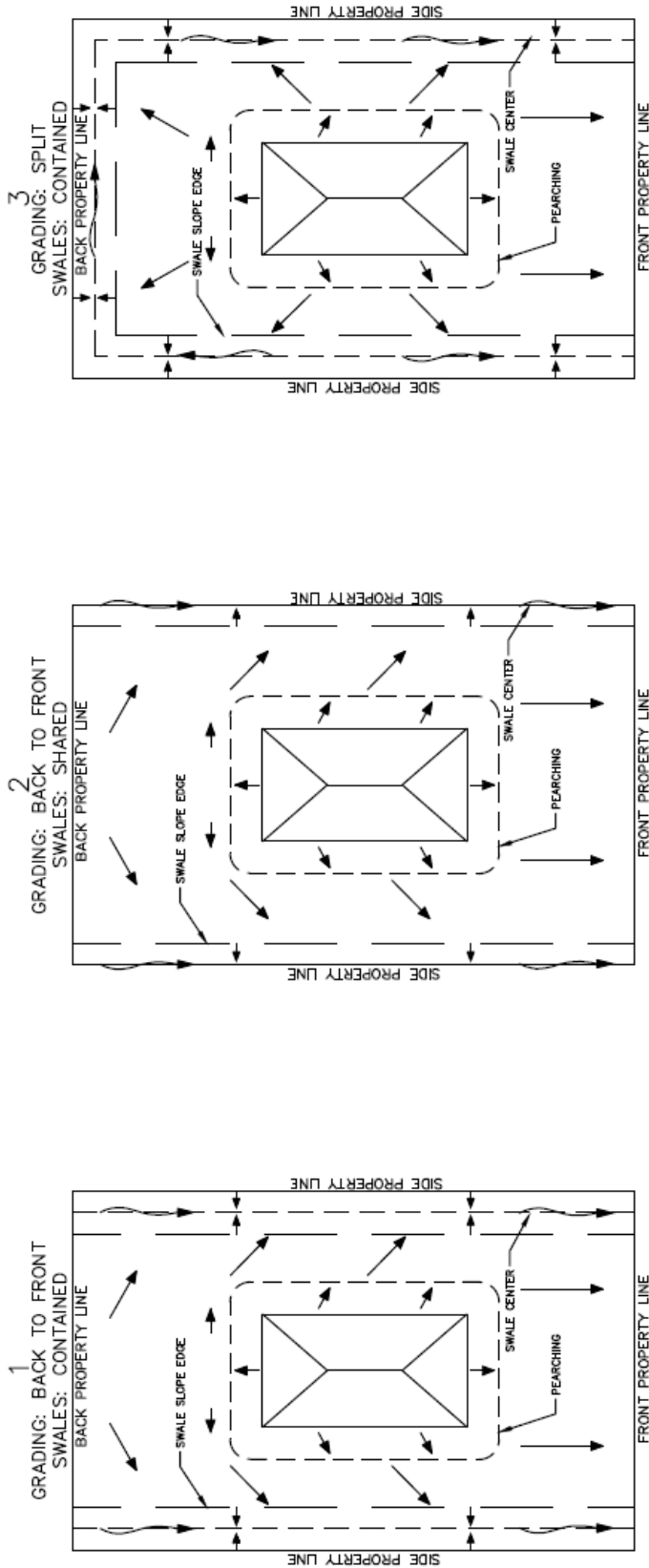
“RE-INSPECTION” – Required Fee for additional inspection beyond 1st follow up inspection

“STAKE RE-SET” – Required Fee to re-set Lot Grade Elevation Stakes

	RESIDENTIAL DWELLING	COMMERCIAL/ INDUSTRIAL/ MULTI-RESIDENTIAL
“FEE”	\$500	\$500
“DEPOSIT”	\$5,000	\$7,000
“RE-INSPECTION”	\$100	\$100
“STAKE RE-SET”	\$200	\$200

SCHEDULE 'B'

TYPICAL LOT GRADING & SWALES

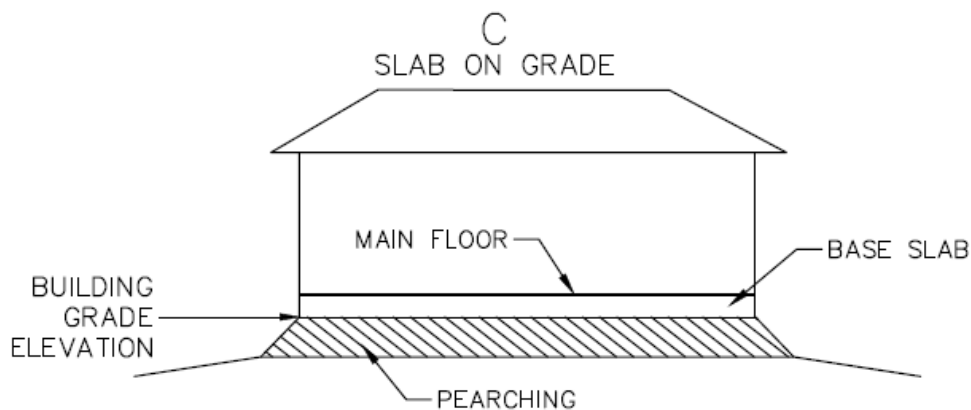
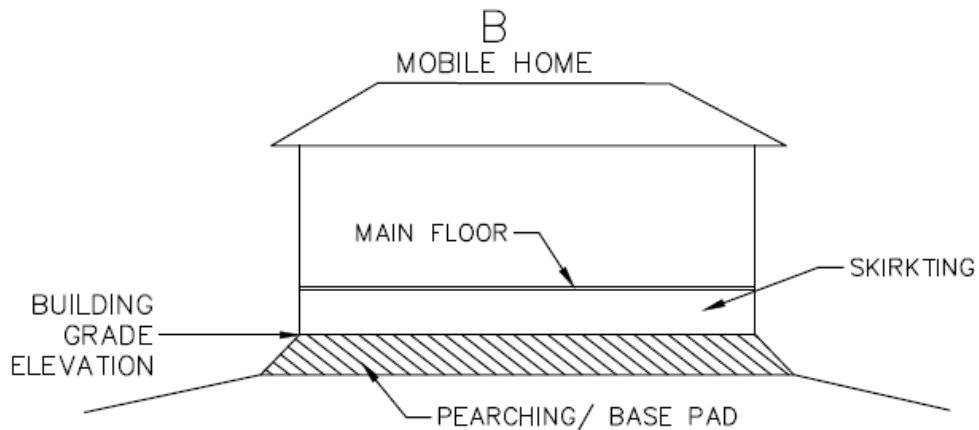
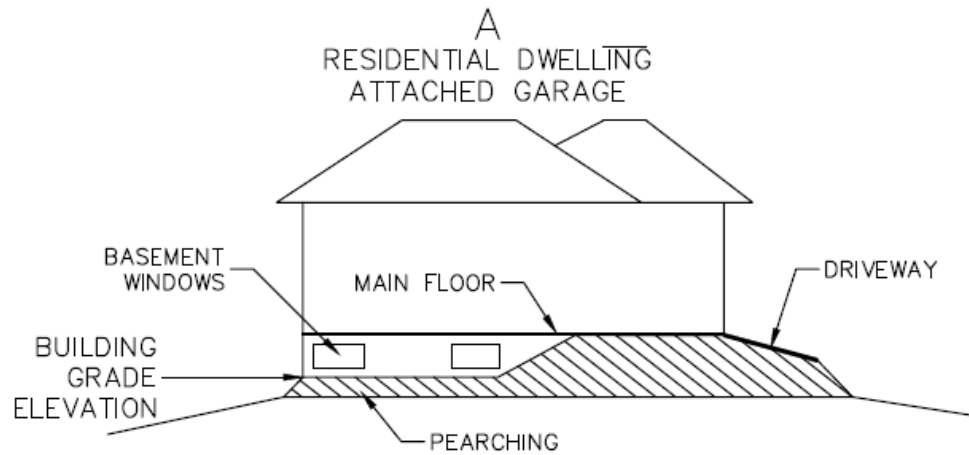


SCHEDULE 'C'

TYPICAL BUILDING GRADE ELEVATION & SWALES

NOTES:

- "BUILDING GRADE ELEVATION" – FINISHED LANDSCAPING GRADE ELEVATION IMMEDIATELY ADJACENT TO THE LOWEST POINT AT THE FOUNDATION OF THE BUILDING
- PERCHING:
 - SLOPE MAX. 3:1
 - ELEVATED MIN. 75mm



**RURAL MUNICIPALITY
OF BROKENHEAD**

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LOT GRADE STANDARDS

**TYPICAL BUILDING
GRADE ELEVATION
& PERCHING**