

Guidelines for Lot Grading The Key to a Drier Basement

Most drainage problems occur along the side lot lines between two houses, especially where the houses are in close proximity. In these locations a well-defined swale (the lowest point between two houses) should be formed to allow surface drainage to be taken away from the house and directed forward or backward depending on what lot grading system is used.

Here are some general lot grading guidelines:

- 3% min. to 8% max. slope from the house for the front yard
- 2% min. to 4% max. slope from house to rear yard drainage
- 3% min. to 8% max. slope from house to side lot line
- 3 to 1 max. side slope of swales
- apron around house should be at least 3' wide
- ensure soil under decks and stairs is filled and sloped away from the house
- do not plant too close to the house, and ensure you are not watering directly against the foundation wall
- properly fill depressions after the soil has settled around the home

If your home has window wells, it is important to keep them free of leaves and other debris which may interfere with the proper flow of water through the drain tile to the weeping tile system. Ensure that the grade around the window well is directing water away from the foundation.

Ensure your eavestroughs are not clogged with leaves or debris, which can cause the eaves to overflow next to your foundation. Downspouts should extend at least 1m from the foundation, and be positioned to drain into a property line swale or toward the street.

Water allowed to collect in the soil adjacent to foundation walls increases the potential of penetration in the basement. In winter, when the water freezes, frost heave occurs which will lift decks, driveways and sidewalks, and may cause foundation problems.

The following General Inquiry telephone numbers should be able to direct your call to where you can get specific information on lot grading within your local municipality. Additional township and local numbers can be found on the back of this page.

CITY OF TORONTO: 416-338-0338

REGIONAL MUNICIPALITY OF YORK: 1-877-464-9675

REGIONAL MUNICIPALITY OF HALTON: 905-825-6000

REGIONAL MUNICIPALITY OF PEEL: 905-791-7800 x 4636

REGIONAL MUNICIPALITY OF DURHAM: 1-800-372-1102

We hope this will give you the information you need to assess your home's lot grading situation. Improvement to the grading around the exterior of your home could dramatically improve the interior of your home.

Warmest regards,

Rob Hermann
HomeCore Inc.

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Township and Local Municipality Numbers

TOWN OF PICKERING 905-420-2222

TOWN OF AJAX 905-683-4550

CITY OF OSHAWA 1-800-667-4292

TOWN OF WHITBY 905-668-5803

TOWNSHIP OF BROCK 705-432-2355

TOWNSHIP OF SCUGOG 905-985-7346

TOWNSHIP OF UXBRIDGE 905-852-9181

TOWN OF CALEDON 1-800-303-2546

CITY OF BRAMPTON 905-874-2000

CITY OF MISSISSAUGA 905-896-5000

CITY OF BURLINGTON 905-335-7777

TOWN OF HALTON HILLS 905-873-2600

TOWN OF MILTON 905-878-7211

TOWN OF OAKVILLE 905-845-6601

CITY OF VAUGHAN 905-832-2281

TOWN OF AURORA 905-727-1375

TOWN OF EAST GWILLIMBURY
905-478-4282

TOWN OF GEORGINA 905-476-4301

TOWN OF MARKHAM 905-477-7000

TOWN OF NEWMARKET 905-895-5193

TOWN OF RICHMOND HILL 905-771-8800

TOWN OF WHITCHURCH/STOUFFVILLE
905-640-1900

TOWNSHIP OF KING 905-833-5321