

Municipality of Clarington

Site Alteration for Residential Landscaping and Pool Installation

Introduction

This document is intended to assist property owners and contractors in understanding the typical expectations associated with residential landscaping and site alteration activities. These may include, but are not limited to, landscaping, pool installation, and regrading.

While the guidelines outlined here reflect common municipal standards and procedures, following them is not a guarantee that a permit will be approved. The Municipality reserves the right to request additional documentation, technical studies, or other supporting materials based on the specific nature and scope of the proposed work.

This ensures that each project, whether focused on general landscaping or pool-related construction, is reviewed appropriately and in alignment with municipal objectives and complies with the current site alteration bylaw.

Compliance with these general requirements promotes responsible land development, reduces potential impacts on neighboring properties, and helps prevent unnecessary delays in the approval process.

For further information or assistance regarding residential landscaping plans, site alteration requirements, or any details contained within this document, please contact the Municipality's Planning and Infrastructure Services Department at:

Email: Planning@Clarington.net

Municipality of Clarington
Planning and Infrastructure Services Department
40 Temperance Street
Bowmanville, Ontario
L1C 3A6

Grading Plan Requirements

Required Items in Drawing	<ul style="list-style-type: none">a. Boundary of the affected areab. Property Limitsc. Addressd. Offsets from existing structurese. Drainage patterns (Swales, Direction of runoff)f. Surface types identified (Grass, Concrete, Interlock, etc.)g. Proposed Weeper Tile (if any)h. Proposed elevation changes from the existing conditions
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Clarington Site Alteration - Pool Permit Requirements

Grading and Drainage Requirements	<ul style="list-style-type: none">a. The original drainage pattern must not be alteredb. Any modifications within the proposed property must not adversely impact neighbouring propertiesc. Grades are to be designed to fall within the range of 2% to 5%d. Where grades exceeding 5% are necessary due to site constraints or design considerations, a slope of 3:1 shall be appliede. Any landscaping or retaining walls must have a 0.6 meter offset from property linesf. Any proposed weeper must outlet within the property. Weeper outlet cannot be buried.g. Stone within the 0.6 meters setback must be minimum 19mm (¾ Inch) Clear Stone or River Rockh. Stone within the 0.6 meters setback cannot exceed 150 millimetres (6 inches) in depthi. Stone within the 0.6 meters setback cannot exceed the bottom of any existing fence within 0.15 meters (6 inches)
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Note: House sitings may be obtained at the town hall upon request.

Soils Management Plan Requirements

Document Provided	A written document that includes the following details (A digital format such as PDF is acceptable)
Document Contents	<ul style="list-style-type: none">a. A Detailed description of the scope of work that is related specifically to site alterationb. A detailed work schedule including the date and timec. The name and contact of the company or companies completing the workd. The proposed haul route with the source and destination site address(es)

Soils Analysis Requirements

Document Provided	A written document that includes the following details (A digital format such as PDF is acceptable)
Document Contents	Material that is sourced or deposited at any location other than a municipal zoned landscape yard or aggregate pit requires a statement from a qualified person confirming the material would be permitted to be used on site in accordance with O. Reg 406/19 will be required.

Note: A soils analysis is only required if material is **not** being received or deposited at a municipal zoned landscape yard or aggregate pit

Site Alteration Permit Fees

Security deposit	Payment of the Security Deposit must be delivered to Town Hall at 40 Temperance Street in the form of a certified cheque in the amount of \$1,000.00 payable to the Municipality of Clarington.
Permit Fees	Permit fees are determined as per the User Fee By-law. See link below. 2024 User Fee By-law Update