

Notice

All new developments require the main floor elevation to be provided on surveyor's location certificates.

What does this mean?

Surveyor's certificates submitted through the building permit inspection process will now be required to provide the main floor elevation (MFE), in addition to the setbacks from property lines. Think of it like vertical siting – builders have long had to demonstrate that the building is in the right place side-to-side and front-to-back, now they must demonstrate proper siting up and down as well.

What does this apply to?

All new developments where a location certificate is required through the building permit process. For developments with more than one building, the MFE will be required for each building. For buildings with more than one MFE (e.g. a terraced townhouse), each different elevation must be provided.

How will the City review the elevation?

Building Inspectors will look at the MFE at the same time as checking the setbacks on the location certificate. However, unlike setbacks which are determined by the Zoning Bylaw, each MFE is unique to the development. The approved MFE will be indicated on the Development Permit (DP) conditions list and the approved lot grading plan. The building inspectors will check that the as-built MFE is within an acceptable tolerance of the approved MFE.

What are the tolerances?

Maximum of **+80 mm higher** than design elevation; and maximum of **-30 mm lower** than design elevation.

What happens if the MFE is not within the tolerances?

The builder will be required to either:

- a) Correct it; or,
- b) Submit a revised lot grading plan and site plan for review by Engineering and the Development Officer (DO), respectively. If Engineering and DO accept the revised plans, the builder can proceed. If an approvable revised plan cannot be achieved, then complete option a) instead.

Why is the City requiring this?

1. To ensure that builders carry out their development in accordance with the approved plans.
2. To ensure a coordinated drainage pattern so that the drainage for each development can tie in properly with adjacent properties.
3. With a confirmed MFE, it will be easier to determine if the final lot grading has been completed properly.

When will this change take effect?

Beginning with DP applications submitted **on or after September 14, 2021**. The DP conditions list will state whether it's required.

Questions?

Email: development@whitehorse.ca

Phone: 668-8340

Office location: 6-151 Industrial Road

