



# Homeowners and Residents FAQs New Residential Subdivision

Development Services – Approvals Branch | 2021



# Contents

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Definitions	4
Contact Us	6
<b>Before I Move In</b>	
<b>Subdivision Development</b>	
Who is involved in building a new subdivision?	8
What are the responsibilities of the City of Barrie’s Development Services – Approvals Branch?	8
What is the developer’s responsibility?	9
What is the builder’s responsibility?	9
How do I determine who is the builder, developer and/or consulting engineer?	9
<b>Subdivision Regulations</b>	
What is a Subdivision Agreement?	10
What is Site Plan Control?	10
What is a Plan of Condominium?	10
What is Part-Lot Control?	11
<b>Buying a Lot: My Agreements and Protections</b>	
What is a Purchase and Sale Agreement?	11
What are "Purchaser Warning Clauses"?	11
Examples	11
If I give my builder a deposit when I buy my home, when do I get my money back?	11
What is a Property Assessment Change Notice?	12
What is a supplementary tax bill?	12
What is the Tarion Ontario New Home Warranty Program?	12
<b>After I Move In</b>	
<b>Subdivision Management</b>	
Who do I contact about deficiencies in my new home?	14
Who do I contact regarding construction nuisances?	14
Who is responsible for providing services to my subdivision? What does "final acceptance" or "assumption" of a new subdivision mean?	14

How can I check whether my subdivision is being serviced by my municipality?	14
What is the Right of Way?	14
When is a Right of Way Activity (ROWA) Permit required?	14
Why is a security deposit required for a ROWA permit?	14

### Subdivision Services

My street was not swept. Why?	15
Will I be getting a sidewalk on my side of the street?	15
Will there be a hydro box, sidewalk, community mailbox or streetlight in front of my property?	15
When will the permanent mailbox location be provided?	15
Can the streetlight in front of my house be moved to a different location?	15
What are maintenance holes?	15
Who do I contact about my water service?	16
Who do I contact about snow clearing?	16
Who do I contact about public transit service?	16
When will garbage collection begin?	16
There is a school block designated in my subdivision; when will it be developed?	16
Who do I contact about schools and busing?	16

### Drainage

Who do I contact regarding drainage complaints in an unassumed subdivision?	17
What if I alter the drainage patterns on my property?	17
How can I improve the drainage on my property?	17
What is stormwater runoff?	17
There is a stormwater management facility in my subdivision. What is its purpose?	18
Can I make any changes in/on/near an easement?	18
I have a catch basin in my backyard. What can I do with it?	18
What is a sump pit and what is a sump pump?	18
I think my sump pit may be full. What do I do?	18
How and where should the sump pump discharge?	19
Who is responsible for maintaining the sump pump once installed?	19

### Grading/Sod

What does it mean to certify a lot for grading?	20
How do I know if my lot has been certified?	20

After certification, is there a warranty on grading/sod issues? 20

### Landscaping

Can I landscape or plant trees, shrubs and flowers, or place structures on City boulevards? 21

Who do I contact about getting a boulevard tree? 21

Can I have a tree removed from the boulevard in front of my house? 22

Can I pave/landscape the area, or install interlocking stone (or another permeable surface) between my driveway and my neighbour's driveway? 22

Can I install interlocking stone (or other permeable surfaces) over my entire front yard? 22

### Driveways

Will the builder pave my driveway and, if not, when should I pave it? 22

Can I widen my driveway? 23

Can I widen my driveway beyond the permissible limit if the section I am adding is permeable? 23

Can I widen my driveway beyond the permissible limit if the section I am adding is for a walkway/not intended for use as parking? 23

Can I install a second driveway? 23

### Fences, Decks and More

Who do I contact about installing a gate in my fence? 24

When can I install a fence, patio, deck, pool or shed on my property? 24

I am doing some landscaping, installing a pool, building a fence and/or building a deck, etc. Can I store materials on the roadway in front of my property while I complete this work? 24

## Definitions

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**Acceptance** means the date upon which the Municipality considers Works to be substantially completed, either collectively or in part, as the case may be, pending the completion of all requirements noted in the Agreement;

**Agreement** means the Subdivision/Site Plan Agreement including all schedules attached;

**Assumption** means the date when Works, collectively or in part, as the case may be, under the Agreement have been completed, and the Guaranteed Maintenance Period has been initiated;

**Developer** means the registered developer of the Lands against which the Agreement has been registered and the terms of the Agreement shall be binding only on the registered developer of the Lands for the purposes of enforcement of the terms of the Agreement as at the date of such enforcement unless specifically stated otherwise herein;

**Drainage Plan** means a stormwater management and drainage plan prepared by an engineer to address stormwater management and drainage requirements set out in the Agreement for the proposed development;

**Drainage Works** means all stormwater management facilities and infrastructure including, without limitation, grading, all drainage swales, ditches and ponds internal and external to the Lands, to be constructed by the developer pursuant to the Agreement, including the extension, improvement, enlargement or upgrading of existing facilities all in accordance with the Drainage Plan;

**Easement** means the legal use of another's property for a specific use such as access to underground infrastructure;

**Guaranteed Maintenance Period** means the period during which the contractor shall remain responsible for the repair or the replacement of any defective part of the works performed under the contract;

**Landscaping** means all landscaping and design features shown on the Approved Plans and includes all planting, features, fencing and hard surface treatments as illustrated thereon including the replanting and replacement of trees, shrubs and vegetation as determined in accordance with the Landscape Plan(s) and the Tree Preservation Plan(s);

**M-Plan** means the orderly division of a larger piece of land. It creates the boundaries of new lots, blocks, and roads;

**Municipality** means The Corporation of The City of Barrie;

**Plan of Subdivision** means the registered M-plan as approved by the Municipality and/or the Local Planning Appeal Tribunal;

**Planning Act** means the Planning Act, R.S.O. 1990, c. P.13, as amended, or any successor statute;

**Site Plan Control** means a form of development control provided to municipalities by Ontario's Planning Act;

**Works** means all services and works to be constructed by the developer pursuant to the Agreement or as are necessary to provide adequate services to the development on the Lands, including the extension, improvement, enlargement or upgrading of existing works or services. Works includes Municipal Works, Drainage Works, Landscaping, Park Works and Additional Works.



## Contact Us

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Service Barrie provides the public with a central place to obtain information or direction for City-related concerns and ask questions or provide comments about City services and programs.

**Phone:**

705-726-4242

Monday–Friday, 8am–5pm

After-hours, press zero for emergency assistance.

**Counter:**

1st Floor City Hall, 70 Collier Street

Monday–Friday, 8:30am–4:30pm

**Email:**

[ServiceBarrie@barrie.ca](mailto:ServiceBarrie@barrie.ca)

**FAX:**

705-739-4237

**Mailing Address:**

City Hall, 70 Collier Street

P.O. Box 400, Barrie, ON, L4M 4T5

# Before I Move In



## Subdivision Development

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### Who is involved in building a new subdivision?

**Developer** – The developer owns the land and enters into a Subdivision Agreement with the City to ensure that construction of the new subdivision meets the policies and standards of the City and public agencies such as the Conservation Authority.

**Consulting Engineer** – The consulting engineer is responsible for the design of the subdivision servicing and infrastructure within the subdivision. They are hired by the developer.

**Landscape Architect** – The landscape architect is hired by the developer and is responsible for the design of the parks and open spaces within the subdivision. They also aid in the design of the streetscape and all landscape elements including fencing.

**Contractors** – Contractors are hired by the developer to construct the infrastructure such as sewer and water mains.

**Builders** – Builders buy lots from the developer and construct homes on those lots.

**Homeowners** – Homeowners purchase homes within the subdivision.

**City** – Staff from the City inspect the works within the subdivision to ensure that it meets the requirements of the Subdivision Agreement.

### What are the responsibilities of the City of Barrie's Development Services – Approvals Branch?

All development projects within the City of Barrie are required to submit documents demonstrating minimum conditions are being achieved. The City's Development Services Approvals branch process submissions, ensuring all conditions are met.

- Review engineering submissions
- Provide engineering conditions
- Review legal agreements
- Prepare Letter of Credit calculation
- Provide acceptance memo
- Project review
- Construction inspection

## What is the developer's responsibility?

The developer is responsible for overall site grading (not pertaining to individual building lots) and drainage, construction of sewers, watermains, roads, curbs and sidewalks, street lighting, boulevard trees and perimeter fencing in the subdivision. Landscaping of public areas and noise reduction fencing is also included in some subdivisions. The details of the developer's responsibilities are laid out in the Subdivision Agreement. The municipality's field coordinators will verify that the developer has completed the subdivision and met the City Standards before releasing the developer from the obligations of the Subdivision Agreement. The City will hold financial securities provided by the developer to ensure that all works are completed as per the Subdivision Agreement.

Some of the subdivision works may include the following (but not limited to):

- Installation of municipal services such as watermains and sanitary sewer
- Construction of roads
- Construction of stormwater management facilities (e.g., ponds)
- Landscaping of boulevards
- Construction of sidewalks

## What is the builder's responsibility?

The builder is responsible for obtaining building permits, constructing your house and driveway, and the grading and sodding of your individual lot. The builder must also pave the apron of the driveway from the sidewalk to the curb. The builder and the developer may be the same company, or the developer may sell building lots to builders. The builder can apply for building permits once a Subdivision Agreement has been signed between the City and the developer and once the subdivision is registered. The municipality requires the developer to obligate the builder to the same standards through the original Subdivision Agreement. Homes cannot legally be sold by the builder until a subdivision is draft approved by the City. Once a subdivision is draft approved, the builder is required to post in the sales office a signed colour copy of the approved version of the Homebuyers Community Information Map. A reduced black and white version of this map must also be attached to Purchase and Sale Agreements.

## How do I determine who is the builder, developer and/or consulting engineer?

The Purchase and Sale Agreement should indicate who the builder is. The builder will have information about the developer and the consulting engineer.

## Subdivision Regulations

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### What is a Subdivision Agreement?

A Subdivision Agreement clearly states the developer's obligations to the municipality for the construction of roads, sewers, watermain, parks, open spaces and other services in your subdivision. This agreement between the municipality and the developer requires the developer and the builder of your home to incorporate some clauses and warnings that alert new homeowners of potential issues in their subdivision (noise, odour, tree preservation, etc.) into your Purchase and Sale Agreement (see examples of these clauses on page 11 of this document).

### What is Site Plan Control?

Site Plan Control is a planning tool provided to municipalities under Section 41 of The Planning Act (RSO 1990). Its purpose is to provide municipalities with the ability to control or influence matters such as:

- massing and conceptual design of buildings;
- relationship of proposed buildings to their surroundings;
- vehicular and pedestrian access and walkways;
- exterior design (character, scale, and appearance of buildings) and sustainable design;
- sustainable design elements (plantings, street furniture, bicycle parking facilities, waste and recycling enclosures);
- facilities designed for accessibility;
- traffic direction signs;
- road widenings;
- loading and parking facilities and their surface treatment;
- emergency vehicle access;
- lighting;
- landscaping (trees and plantings);
- easements to the municipality for the construction, maintenance or improvement of drainage and municipal services and utilities, and stormwater management.

The Planning Act provides the authority to require that a developer/owner enter into an agreement with the municipality to ensure that these matters are provided for and maintained in accordance with the approved plans. Site Plan approval is between the developer/owner and a municipality. Third parties, including members of the public, are generally not considered to have any authorized status in the consideration of a Site Plan application, although public input is considered in design matters.

### What is a Plan of Condominium?

A Plan of Condominium is a way of dividing property so that an individual holds title to a portion of a building, or a "unit", as well as a share of the rest of the property that is owned in common by all the individual unit owners. A Plan of Condominium can pertain to a residential, commercial or industrial property.

## What is Part-Lot Control?

Part-Lot Control regulates the creation of lots or blocks within a plan of subdivision after that plan has been registered.

## Buying a Lot: My Agreements and Protections

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### What is a Purchase and Sale Agreement?

In general, a Purchase and Sale Agreement is a written contract between a purchaser/buyer and a vendor/seller for purposes of the purchase and sale of a property. This agreement would specify conditions and terms, among other things. The purchaser/buyer is responsible for upholding the conditions of the agreement. These conditions may include purchaser warning clauses.

### What are "Purchaser Warning Clauses"?

The Purchase and Sale Agreement includes Purchaser Warning Clauses that alert new homeowners to potential issues regarding their subdivision (noise, odour, tree preservation warning clauses, etc.). Purchasers should carefully review these clauses. When in doubt, homeowners should contact the Development Services Department for clarification.

### Examples

- "Purchasers and/or tenants are advised that the lot abuts a municipal open space/cultural heritage facility. Noise and/or light may be experienced from the active use of the adjacent City-owned lands."
- "Purchasers and/or tenants are advised that this Plan is designed to include rear lot catch basins. The rear lot catch basin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catch basin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catch basin. The rear lot catch basins are shown on the Construction Drawings and the location is subject to change without notice."

### If I give my builder a deposit when I buy my home, when do I get my money back?

While the municipality does not require a deposit from homeowners, builders often collect deposits to ensure that new homeowners do not alter the grading of their lot prior to final certification. Homeowners should check their Purchase and Sale Agreement to determine when the builder is to return the deposits. The builder is legally responsible for refunding the deposit to the new homeowner as per the agreement. Typically, the agreement indicates the refund upon assumption of the subdivision. Homeowners may verify if their lot has been certified by contacting Building Services, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca). Please include your municipal address when inquiring.

Current Subdivision Agreements require that the following warning clause be included in your Purchase and Sale Agreement between the builder and the purchaser:

“Purchasers and/or tenants are advised that proper grading of all lots in conformity with Subdivision Grading Plans is a requirement of this Subdivision. The Municipality has taken a Letter of Credit from the owner to ensure all municipal services including, but not limited to, lot grading and driveway aprons, are constructed to the satisfaction of the Municipality. Direct cash deposits from purchasers to the Municipality for lot grading purposes are not a requirement of the Subdivision. Accordingly, the Municipality cannot return deposits to the purchaser or require the builder/developer to return the deposit.” Review your Purchase and Sale Agreement for details of the conditions that must be satisfied prior to the return of the deposit.

### What is a Property Assessment Change Notice?

When a new home is built, the building and occupancy permit process will trigger the Municipal Property Assessment Corporation (MPAC) to visit and confirm the details of the home. After you take possession, you will receive a Property Assessment Change Notice. Refer to the [MPAC website](#) under Newly Built Home Property Assessments for more information.

### What is a supplementary tax bill?

The City issues supplementary/omitted tax bills as per the Property Assessment Change Notices, issued by MPAC. The property tax dollars levied are retroactive to the date of occupancy or purchase. Payments for supplementary/omitted tax bills are typically due in two installments.

### What is the Tarion Ontario New Home Warranty Program?

New home purchasers can download a copy of Tarion’s Construction Performance Guidelines from the Tarion website ([tarion.com](http://tarion.com)). This document outlines standards that construction must be completed to and that are covered by the warranty program.

All communication with your Builder should be documented. A copy of any documentation should also be forwarded to Tarion.

Be sure to review and become familiar with the following forms:

- Statutory Warranty Forms – 30 Day Form
- Year End Form
- Second Year Form
- Major Structural Defect Form

# After I Move In

## Subdivision Management

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### Who do I contact about deficiencies in my new home?

First, contact your builder. If the builder does not correct the problem, then contact Tarion (see more information about Tarion on page 12 of this document). They can be reached at 1-877-982-7466 or at [customerservice@tarion.com](mailto:customerservice@tarion.com).

### Who do I contact regarding construction nuisances?

All new subdivisions have construction nuisances such as noise, truck traffic, dust and debris. The municipality requires the developer/builder to reduce these nuisances and avoid them when possible. Concerns can be directed to the Development Services Approvals Branch, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca).

### Who is responsible for providing services to my subdivision? What does "final acceptance" or "assumption" of a new subdivision mean?

The municipality, in this case the City of Barrie, becomes responsible for providing and maintaining municipal services for a subdivision once there is final acceptance and/or assumption of that subdivision. Until then, it is best to contact the developer about services. Final acceptance and/or assumption typically occur within three to six years after the registration of the subdivision, when all obligations of the developer have been fulfilled.

### How can I check whether my subdivision is being serviced by my municipality?

Homeowners can go to [Discover Barrie](#) to verify if a subdivision has been assumed, meaning that municipal services are now being provided to that subdivision. On the Discover Barrie website, look for the Approved Developments map (one of the available Planning and Development maps). A homeowner may also contact the builder or contact Service Barrie at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca). Please include your municipal address when inquiring.

### What is the Right of Way?

The Right of Way is land owned by the City, beyond the property line, which includes the roadway, median, utility poles, sidewalks and any area immediately adjacent to the street. Homeowners may check their property survey to confirm where the property line is.

### When is a Right of Way Activity (ROWA) Permit required?

A Right of Way Activity (ROWA) Permit gives permission from the City for construction work to commence across City property, including, but not limited to, roadways, curbs, boulevards, sidewalks, parklands, open space, public walkways and environmentally protected lands. The permit also allows for the operation and transportation of equipment and machinery on City property.

### Why is a security deposit required for a ROWA Permit?

A security deposit is a monetary amount collected by the Right of Way Department from the Permit Applicant. In the event the Permit Applicant causes damage to the City owned Right of

Way during construction and does not complete repairs that are deemed acceptable during the post-construction inspection, the City draws funds from this amount to pay for the repairs. The remaining deposit amount shall be refunded to the Applicant. If the Permit Applicant does not cause any damage to the Right of Way, or the repairs are completed to current City standards satisfactory to the Right of Way Inspector, the full deposit amount shall be refunded to the Applicant.

## Subdivision Services

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### My street was not swept. Why?

Unassumed streets or assumed streets under guaranteed maintenance within the City of Barrie are not swept by employees; sweeping these streets is the responsibility of the developer. If your area is unassumed, please call your developer.



### Will I be getting a sidewalk on my side of the street?

If you live in a new subdivision or are a prospective purchaser, call Development Services Approvals branch, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca) with your street name and lot number and we can advise on whether or not a sidewalk is planned for your side of the street.

### Will there be a hydro box, sidewalk, community mailbox or streetlight in front of my property?

Information regarding the placement of hydro boxes, sidewalks, community mailboxes, lamp posts and other utilities may be obtained from either the developer or builder of your subdivision. Drawings are also available for public viewing at City Hall on the 1st floor at the Development Services Planning Branch.

### When will the permanent mailbox location be provided?

Temporary locations will be provided by Canada Post until the subdivision is substantially complete. Canada Post may send out a notification letter indicating where your permanent mailbox location will be.

### Can the streetlight in front of my house be moved to a different location?

Streetlights are in specific locations in order to provide appropriate lighting, which has been determined through design. Therefore, streetlights cannot be moved.

### What are maintenance holes?

Maintenance holes are used at designated intervals in a sewer line as a means of access for inspection or cleaning. The maintenance hole lid provides access to the sewer system.

### Who do I contact about my water service?

The developer is responsible for the construction and maintenance of water services until the subdivision is assumed. After the subdivision has been assumed you can contact the Water Operations Branch, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca).

### Who do I contact about snow clearing?

Contact the Development Services Field Coordinator, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca).

### Who do I contact about public transit service?

Contact the Transit and Parking Department, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca) or visit [myridebarrie.ca](http://myridebarrie.ca).

### When will garbage collection begin?

Contact the Waste Operations branch at [waste@barrie.ca](mailto:waste@barrie.ca) or at 705-739-4219, or visit [barrie.ca/CurbsideCollection](http://barrie.ca/CurbsideCollection).

### There is a school block designated in my subdivision; when will it be developed?

Even when a school block is designated, the City of Barrie cannot confirm that a school will ultimately be constructed. Check your Purchase and Sale Agreement, which can often include a statement that advises how schools on designated sites in the community are not guaranteed. Attendance at area schools, once constructed, is also not guaranteed. Students may be accommodated in temporary facilities and/or be directed to schools outside the area.

### Who do I contact about schools and busing?

Contact the appropriate school board.



## Drainage

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### Who do I contact regarding drainage complaints in an unassumed subdivision?

If a homeowner has complaints regarding drainage and water ponding prior to assumption, they may contact the Development Services Field Coordinator, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca). An inspector will contact the developer's engineer, who is responsible for overseeing and approving the drainage.

### What if I alter the drainage patterns on my property?

Modifying the drainage patterns on your property may have a negative impact on your neighbour's property. Once you start to landscape your property, be mindful of how the drainage patterns work and try to maintain these drainage patterns to carry water away from both your home and your neighbour's home. Do not fill in ditches, move your downspouts or cause more water to run onto your neighbour's property. Damage to neighbouring properties resulting from significant modification of drainage patterns can result in civil lawsuits between private homeowners under the Drainage Act.

### How can I improve the drainage on my property?

Roof drainage can add a significant amount of water to a property. For the roof flows to drain to the roadway, direct all downspouts to the front yard, a sufficient distance away from the building foundation. Sump pumps, which remove foundation drainage, sometimes pump outside to ground level. In this case it is again recommended for them to be discharged to the front yards, a sufficient distance away from the foundation. If you are experiencing drainage issues in relation to a neighbouring property, approach your neighbour and inform them of the problem.

### What is stormwater runoff?

Stormwater runoff is water that flows across land and over impervious surfaces, which are hard surfaces (like rooftops, driveways, parking lots and patios) that do not allow for the infiltration of water into the ground. This water accumulates and flows through ditches, gutters, and storm

drains. During runoff events, rainfall or snow melt gets directed to natural areas such as lakes, streams and wetlands.



### There is a stormwater management facility in my subdivision. What is its purpose?

Most new subdivisions include a stormwater management facility, which often appears as a landscaped pond. These naturalized ponds are designed to collect stormwater runoff after heavy rainfall, treat it for impurities, and discharge cleaner water into rivers and creeks. Stormwater management facilities are routinely monitored and maintained by the developer until the municipality assumes the

subdivision. Please note that these facilities are not intended for recreational use. Water levels and ice thickness are not monitored and will vary. Keep out of stormwater pond areas.

### Can I make any changes in/on/near an easement?

The municipality will obtain an easement on your property if a storm sewer, storm drainage, watermain or sanitary sewer crosses your property. The easement allows you to have the use of the property but gives the municipality the right to access, maintain or reconstruct the services within the easement. You should not build additions, garages, sheds, decks or other structures in the easement. Although you may install a fence across the easement, you should locate the fence posts outside the easement. The property deed will have information regarding easements or contact the local Land Registry Office for information regarding a specific property.

### I have a catch basin in my back yard. What can I do with it?

Catch basins collect rainwater, melted snow and surface water into the stormwater system, which drains directly into the nearest creek or Lake Simcoe. It is important not to dispose of any waste materials into catch basins since this water is not treated to remove pollutants. The catch basin and the surrounding drainage cannot be altered. The municipality may have an easement over your property, which provides the municipality with access to maintain the catch basin. If required, the municipality may request that homeowners, at their own expense, remove structures, sheds, etc., located within the easement that hinder access to or maintenance of the catch basin or associated sewer pipe.

### What is a sump pit and what is a sump pump?

A sump pit is simply a hole in your basement or crawl space designed to collect water from your foundation drainage system, while the sump pump is a pump used to remove ground water that has accumulated in the sump pit.

### I think my sump pit may be full. What do I do?

Once the water in the sump pit reaches a certain height, a floatation device attached to the sump pump is lifted and the sump pump should turn on automatically, pumping the water in the

pit away from your house. Once the level in the pit goes down to a certain point, the floatation device will sink and automatically shut off the pump.



### How and where should the sump pump discharge?

Sump pumps will pump water accumulated in the sump pit up to the ground surface and away from your home. The sump pump should be discharged to the front or rear yard onto your lawn and away from your foundation. Do not discharge the pipe onto driveways and sidewalks as this could create a slip and fall risk during winter.

While some sump pumps may be directly connected (where permitted) to the municipal storm drainage system, the City does not allow foundation or sump pump or rooftop drainage connections to the sanitary sewer system. Some homeowners have inherited their sump pump configuration and do not realize that the pump discharges to the sanitary sewer. This practice violates City By-law 2012-172. If you are unsure if your pump is discharging to the sanitary sewer, contact a plumber. If your sump pump is connected to the sanitary sewer, please contact Corporate Asset Management, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca) to discuss the Disconnect to Protect program.

### Who is responsible for maintaining the sump pump once installed?

Just like your furnace or your water tank, you, the homeowner, are responsible for maintaining the sump pump. The sump pump may be used heavily, or sit for months without use, and it is a good idea to perform simple maintenance every three to four months to keep it in good condition.

Make sure you keep the Owner's Manual. It will have instructions on how to clean and maintain the equipment. A flashlight nearby is handy too, especially in the event of a power outage. There are many videos on YouTube that show step-by-step instructions on how to maintain your backwater valve and sump pump. If you prefer not to perform the maintenance and check yourself, call a plumber or knowledgeable repair person. You can also visit the manufacturer's website for details.



## Grading/Sod

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### What does it mean to certify a lot for grading?

The developer will hire a consulting professional engineer to certify that the final grading of the lot conforms to the overall drainage plan that was approved by the City. The certification can occur once the property has been graded and sodded. Once building occupancy inspection has been completed, the lot grading certification can occur; this is generally within one year of the inspection.

### How do I know if my lot has been certified?

You may contact your builder or ask for written confirmation from the Building Services Department, whom you can contact through Service Barrie at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca). Please include your lot number and municipal address when inquiring.

### After certification, is there a warranty on grading/sod issues?

The municipality does not provide, or give a warranty on, grading/sod. Please contact your builder's customer service department and verify the conditions of the Purchase and Sale Agreement.



## Landscaping

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### Can I landscape or plant trees, shrubs and flowers, or place structures on City boulevards?

Please review the City's Boulevard Garden Policy, which can be found on the City's website at [barrie.ca/environment](http://barrie.ca/environment).

### Who do I contact about getting a boulevard tree?

**New Development (Not Assumed)** – The supply and installation of boulevard trees in a new development is the responsibility of the developer, who must supply and install them as per the approved Streetscape plans and as per City of Barrie Standards. Homeowners should know that not every home will receive a boulevard tree and that the placement of trees is impacted by utility placement, setback requirements and municipal standards. Also, builders/developers are not permitted to charge for boulevard trees.

Typically, homeowners do not have the ability to choose the type of tree being installed as the species and placement has been pre-determined through the approved Landscape Plans, to which the homeowner is also bound through their respective purchase agreement.

**Established Development (Assumed)** – For non-development related inquiries, homeowners in established subdivisions no longer under developer control may contact the Forestry Department, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca). The Forestry Department is responsible for determining whether a tree may be placed within the Municipal right of way. The placement of trees is directly impacted by utility placement, setback requirements and municipal standards.

### Can I have a tree removed from the boulevard in front of my house?

Boulevard trees are part of the streetscape design in all residential subdivisions and their locations are planned based on features and utility placements. If the boulevard tree in front of your house looks unhealthy, please contact the Forestry Department, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca).

### Can I pave/landscape the area, or install interlocking stone (or another permeable surface), between my driveway and my neighbour's driveway?

The small area between adjacent driveways is required to drain the backyards in many properties. If you alter this area, you may block the flow of water and cause water to flow across the driveway, which will ice in the winter and create a hazard. Please maintain the existing drainage pattern on your property.

### Can I install interlocking stone (or another permeable surface) over my entire front yard?

No. Front yards are to be maintained as landscaped areas.



## Driveways

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### Will the builder pave my driveway and, if not, when should I pave it?

You will need to check your Purchase and Sale Agreement to see if paving is included with your purchase. If not, the responsibility is the homeowner's. Since there are underground services that may settle with time, it's best to wait a year or two before paving. Where sidewalks exist, the municipality ensures the portion between the sidewalk and the curb is paved by the developer.

## Can I widen my driveway?

Due to narrower lots, there is less grassed boulevard space for things like trees, utilities and street parking. The municipality does not generally permit widening of driveways beyond the approved widths. There may be exceptions made where a lot has a large frontage and sufficient boulevard remains for street utilities and on-street parking, provided that it meets the provisions of the current Zoning By-law. These are approved at the sole discretion of the municipality.

If the subdivision is unassumed, the homeowner should get permission from the builder or developer and the Development Services Planning branch before making any changes. If approved, they must then contact the Development Services Field Coordinator.

If the subdivision is assumed, they must contact the ROWA department to obtain a permit.

To gain further information and to obtain the appropriate approvals please contact the Development Services Department, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca).

## Can I widen my driveway beyond the permissible limit if the section I am adding is permeable?

No. The Zoning By-law sets out specific limits on the size, width and location of driveways. These limits vary from property to property. Refer to the Zoning By-law for driveway restrictions.

## Can I widen my driveway beyond the permissible limit if the section I am adding is for a walkway/not intended for use as parking?

The Zoning By-law allows a driveway up to a maximum width and in many cases also allows a narrow walkway beside the driveway of a different surface material. Such a walkway cannot be used for parking. Beyond a driveway and a walkway, a front yard must be maintained as landscaped area. Refer to the City's Zoning By-law for allowed driveway widths.

## Can I install a second driveway?

A second driveway may be permitted if it complies with the zoning requirements, the Transportation Design Manual and Urban Design Manual. Considerations will include maximum front yard coverage for driveway and parking spaces, minimum distance from intersections, and minimum spacing between driveways, utilities and landscape features. Please contact the Development Services Planning branch, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca) with your proposed plan to determine the Zoning By-law requirements.



## Fences, Decks and More

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### Who do I contact about installing a gate in my fence?

Gates are not permitted to be installed in fencing that has been constructed as part of the Development Agreement.

### When can I install a fence, patio, deck, pool or shed on my property?

When your lot grading has been certified by the developer's consulting engineer, your builder will allow you to make changes to your property. For common fences between properties, both properties must be certified. If you install a fence or make other changes before the lot is certified, the builder may require that the changes be removed. For information about any permits that may be required, please contact the Building Department, through Service Barrie, at 705-726-4242 or [servicebarrie@barrie.ca](mailto:servicebarrie@barrie.ca).

### I am doing some landscaping, installing a pool, building a fence, and/or building a deck, etc. Can I store materials on the roadway in front of my property while I complete this work?

The storage of construction material is not permitted on the roadway. However, with permission, the storage of construction material is permitted on the boulevard for up to 48 hours. Contact the ROWA Department at [engineering.rowap@barrie.ca](mailto:engineering.rowap@barrie.ca) or 705-739-4210.