



# Key Checklist for Site Prep!

## ✓ Land Clearing

Before any foundation can be laid, the site must be cleared of trees, brush, rocks, and debris.

👉 *In Kingston's rural zones like South Frontenac or Amherstview, large lot sizes often require mechanical clearing with heavy equipment. Local bylaws may also require tree preservation plans.*

## ✓ Grading and Leveling

The ground is reshaped to ensure proper drainage and a level building pad.

👉 *Sloped lots near Lake Ontario or Cataraqui North often require soil stabilization and engineered retaining walls to prevent erosion or water damage during spring thaw.*

## ✓ Foundation Installation

Your prefab home will typically be placed on a concrete basement or crawl space foundation.

👉 *Due to Kingston's deep frost line, foundations must be dug below the frost depth (typically 4 ft+), which impacts excavation and insulation requirements.*

## ✓ Utility Connections

Water, sewer/septic, hydro, and internet are all installed during this stage.

👉 *In rural builds outside Kingston proper, trenching for septic systems and hydro poles may add time and cost. City builds may require service permits from Utilities Kingston and ESA inspections.*

👉 Website: <https://myowncottage.ca/building-process-of-prefab-homes-in-kingston/>