

Lot Grading Inspections

Final Grade Stage



Edmonton

For More Information

Lot Grading Inspections – Refer to the “Lot Grading Inspections – Residential Properties” brochure.

Mailing Address:

Edmonton Service Centre
2nd Floor, Edmonton Tower
10111-104 Avenue NW
Edmonton, AB, T5J 0J4

Lot Grading:

311
7 a.m. – 7 p.m.
Seven days a week (except statutory holidays)
lot.grading@edmonton.ca
edmonton.ca/lotgrading

EPCOR Water and Sewer Servicing:

780-496-5444
wass.drainage@epcor.com

EPCOR Flood Prevention Home Check-up Program:

780-944-7777
floodprevention@epcor.com
epcor.com

Lot Grading at the Final Grade Stage

The City of Edmonton has a two stage approval process for lot grading: **Rough Grade** and **Final Grade**.

Approval of both stages is the responsibility of the property owner. Your builder may have completed the Rough Grade. A City of Edmonton Lot Grading Inspection Report report validates whether a Rough Grade approval has been issued for your lot.

Final Grade Approval must be initiated within **one year** of the Rough Grade Approval, within 60 days of the final grade being completed, or within 30 months of a building permit being issued for the premises.

Final Grade Approval Process

Apply for Final Grade Approval by contacting a survey professional to survey your property and prepare a **Final Grade Certificate**. You may choose the same surveyor that prepared the rough grade certificate. Provide the surveyor your contact information: **e-mail**, **fax number**, and/or **mailing address**.

The surveyor will submit your certificate and your contact information to the City of Edmonton.

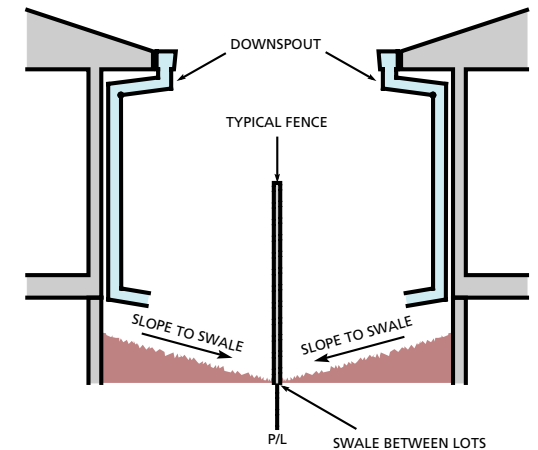
A site inspection will occur within five working days of processing the Lot Grading Certificate (workload and weather permitting) to verify that the property complies with:

- *Drainage Bylaw 18093 requirements for surface drainage, sewerage system usage, and lot grading plan, and*
- *the terms of any restrictive covenant easement agreement or utility right-of-way in which the City has interest.*

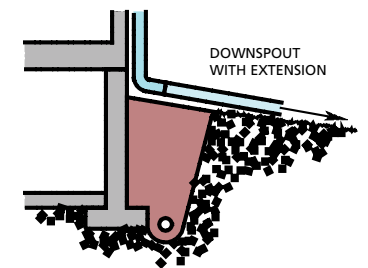
A Lot Grading Inspection Report and certificate will be **faxed, emailed, or mailed** to the applicant within one working day of the inspection.

If the grading fails, the deficiencies must be corrected and re-inspected within 60 days (unless otherwise noted). For a reinspection contact **311** or email **lot.grading@edmonton.ca**. Applicable fees apply.

Lot Grading inspection fees covers the cost for the first two Final Grade inspections. If a re-inspection is required, fees must be paid in advance by the Applicant or Owner. Visit edmonton.ca/lotgrading for more information.

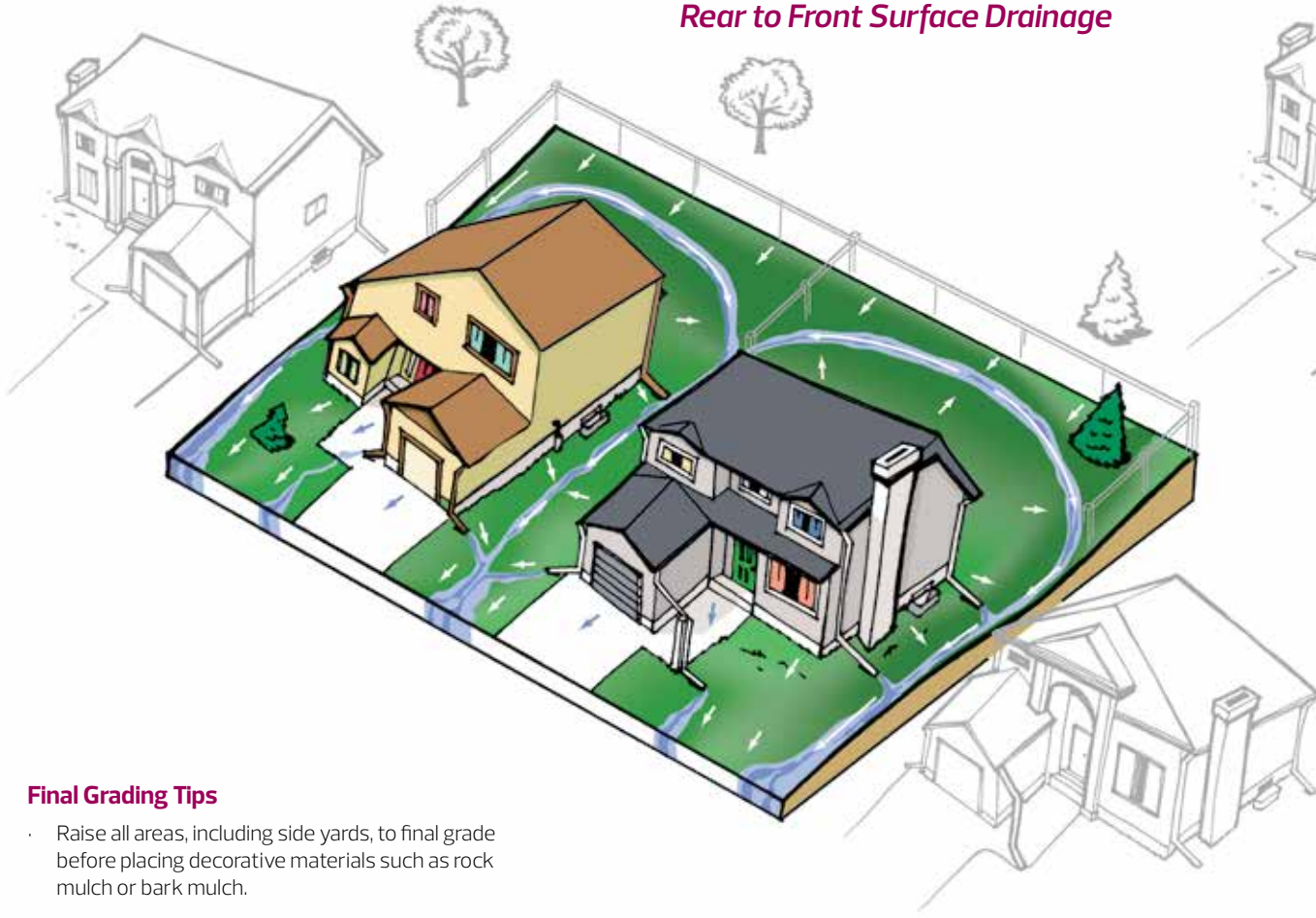


Slope away from the foundation wall with a common drainage swale in between Lots

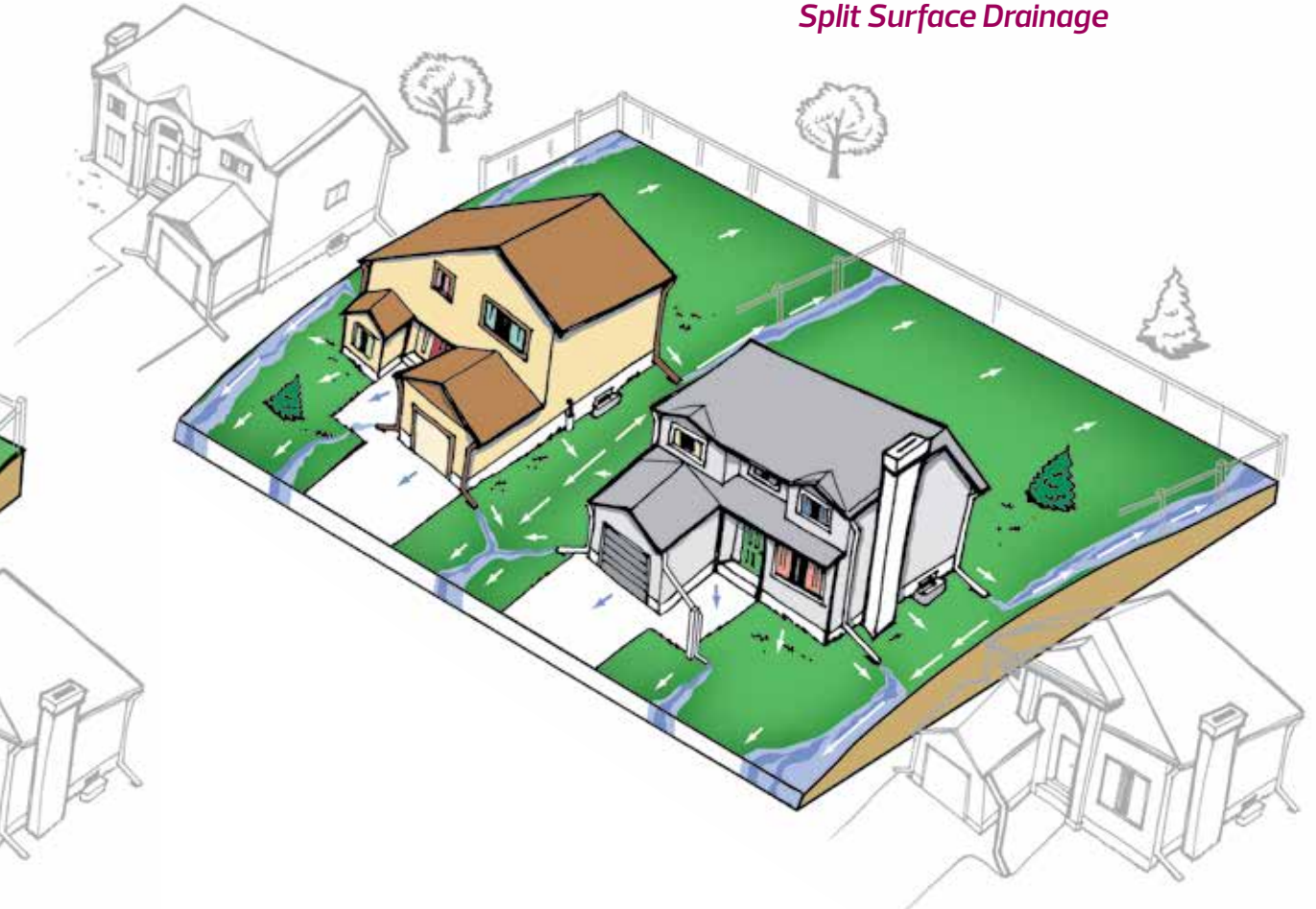


Slope away from the foundation wall with a downspout extension

Rear to Front Surface Drainage



Split Surface Drainage



Final Grading Tips

- Raise all areas, including side yards, to final grade before placing decorative materials such as rock mulch or bark mulch.
- Topsoil must be raked, rolled, and ready for sod.
- Ensure that positive grade (sloping away from the building) exists under decks and steps.
- Provide 10% slope away from the foundation walls.
- Property line swales must not be obstructed.
- Planned patios and walks need not be installed, but the base should be built.
- Sod may be placed prior to applying for final grade approval, but may need to be removed and reinstalled if the grading fails inspection.

Lake and Top of Bank lots

- These properties often have additional restrictions registered as legal requirements against the Certificate of Title (usually as a Caveat or Restrictive Covenant). You should review these restrictions before beginning any lot grading or landscaping work. Copies of these documents can be obtained from a Registry Office.

Easements for Concrete or Grass Swales

- Drainage swale right-of-ways must be graded to match the design plan and must be unobstructed and free draining. Tree planting is prohibited.

Things to Remember

- Inspectors do not require property owners to be present when conducting a lot grading inspection.
- Leave the downspout extensions in the "down position."
- Any pets or animals should be properly secured and gates unlocked to allow for a trouble-free inspection.
- If a reinspection is needed, the property owner must contact 311.
- The property owner is responsible to maintain proper lot grading after approval has been issued for as long as they own the property.