

LOT GRADING GUIDELINES

RESIDENTIAL PROPERTIES

The [Drainage Bylaw 16200](#) came into effect on June 1, 2013 (replacing previous versions of the Surface Drainage Bylaw 11501). This Bylaw requires that all single family, semi-detached and row-house residential properties are graded in accordance with an approved [Lot Grading Plan](#) or [Infill Lot Grading Plan](#).

Definition

Residential Lot Grading is shaping and sloping the land to direct surface drainage away from buildings and towards a City right of way.

Purpose

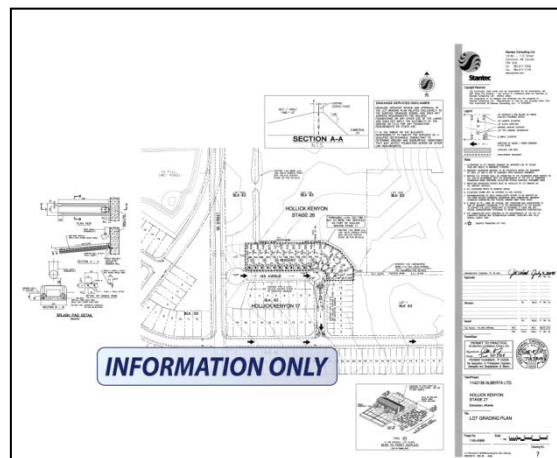
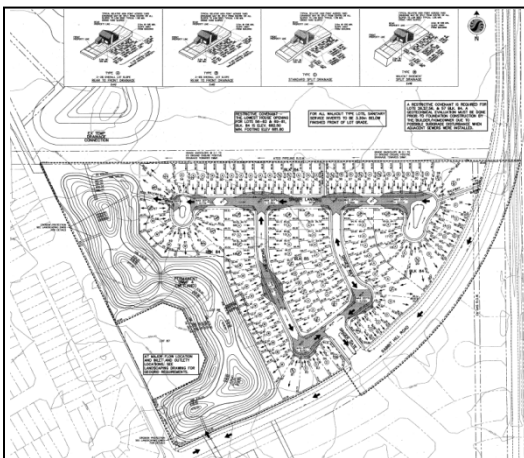
The purpose of lot grading is to provide good drainage away from buildings for the benefit of property owners.

The purpose of the Drainage Bylaw 16200 is to regulate surface drainage on private and public land.

Lot Grading Plans

Lot Grading Plans have been part of the approval process for residential properties since 1989. The plans are required for all new developments and are approved by Drainage Planning and Engineering on behalf of the City Manager. Lot Grading Plans specify design elevations, surface gradients, lot types, swale locations, and other drainage related information required for lot grading. A Lot Grading Plan establishes the grading relationship between adjacent properties and its approval is an effective basis for the control of surface drainage.

Due to the topography of most neighbourhoods, approved lot-to-lot drainage will occur.



A Lot Grading Plan provides detailed information on how each lot should be graded

Compliance with Encumbrances

Drainage [Rights-of-Way](#), [Easements](#), [Restrictive Covenants](#) and [Stormwater Management Lakes](#). Owners must comply with the terms and conditions of any restrictive covenant, easement agreement, utility right-of-way or any other document registered on the certificate of title for that premises in which the City has an interest. These encumbrances are intended to protect ravines, natural areas, structures, ditches, swales, overflow areas, or other drainage features. Obtain these documents from a [licensed registry agent](#) prior to planting, grading or building in these locations.

NOTE: No person shall install, or permit to be installed, any irrigation system on any slope unless the installation has been approved by the City Manager.

Lot Grading Inspection Fees

A lot grading inspection fee of \$135 per dwelling unit, paid at the time the building permit is issued, covers the cost of all rough and final grade inspections for single detached and semi-detached (duplex) housing. Inspection fees are outlined in Schedule D of the [Drainage Bylaw 16200](#).

Documentation

- [Drainage Bylaw 16200](#)
- [City of Edmonton Design and Construction Standards Manual](#)
- [Alberta Building Code](#)

LOT GRADING APPROVAL PROCEDURE

Lot development, including buildings, concrete driveways and walkways must be completed before applying for grading approval.

There are two stages of [Lot Grading Approval](#). Generally, the homebuilder is responsible for Rough Grade and the homeowner is responsible for Final Grade.

Split and rear-to-front drainage



Typical 'split' surface drainage design



Typical 'rear-to-front' surface drainage design

Rough Grade

This stage includes backfilling the foundation walls with material native to the site (or equivalent) and shaping of the lot to conform to an approved Lot Grading Plan, within acceptable tolerances. The Rough Grade should be approved within **18 months of the issuance of a building permit for a lot**.



These grade stakes indicate the design elevations for final grade

• **Rough Grade Approval Procedure**

1. The builder has a [Lot Grading Certificate](#) prepared by a professional acceptable to the City Manager (eg. [Alberta Land Surveyor](#), [Professional Engineer](#), or [Professional Technologist](#)).
2. The Lot Grading Certificate is then submitted to Drainage Planning and Engineering for approval. The applicant must provide information for their preferred method of contact (fax, email or mail) to receive a Lot Grading Inspection Report.
3. A Lot Grading Inspector will conduct a site inspection to verify that the lot is graded in accordance with the approved Lot Grading Plan and the Lot Grading Guidelines. The inspection is usually done within **5 working days** from receipt of the certificate, depending on workload and weather conditions.
4. The applicant will receive an Inspection Report indicating that the Rough Grade has been **Passed** (approved) or **Failed** (deficiencies exist).
5. The builder must correct any deficiencies within **60 days** and call **311** to notify Drainage Planning and Engineering for re-inspection. If resubmission of a Lot Grading Certificate is indicated, re-inspection cannot occur until receipt of the new Lot Grading Certificate.
6. Deficiency items are labeled “left”, “right”, “front” and “back”. Orientation of these labels is determined by facing the front entrance of the home from the street.
7. The applicant and property owner will both be notified when the Rough Grade is approved,

*The builder or property owner can choose to skip the **Rough Grade Approval Procedure** and proceed directly to the **Final Grade Approval Procedure**.*

Regardless of who applies for grade approval, the Municipal Government Act states that a Property Owner is responsible for all activities and approvals related to his property.



Rough grade has been completed in the backyards of these two lots

Final Grade Stage

This stage must be completed within **one year** of the Rough Grade Approval. The rough grade has been left approximately 7 to 20 cm below final grade for topsoil placement. The topsoil should be smoothly spread out, compacted and ready for sod, liners, or rocks etc.

If rocks, wood chips or other porous decorative material is planned, the clay base (rough grade) must be raised to final grade before placing the decorative material. Rocks or wood chips do not make up for the 7 to 20 cm of final grade, since surface water can flow through those materials.

• Final Grade Approval Procedure

1. The owner has a [Lot Grading Certificate](#) prepared by a professional acceptable to the City Manager (eg. [Alberta Land Surveyor](#), [Professional Engineer](#), or [Professional Technologist](#)).
2. The Lot Grading Certificate is then submitted to Drainage Planning and Engineering for approval. The homeowner must provide information for their preferred method of contact (fax, email or mail) to receive a Lot Grading Inspection Report.
3. A Lot Grading Inspector will conduct a site inspection to verify that the lot is graded in accordance with the approved Lot Grading Plan and the Lot Grading Guidelines. This is usually done within **5 working days** from receipt of the certificate, depending on workload and weather conditions.
4. The homeowner will receive an Inspection Report indicating that the Final Grade has been **Passed** (approved) or **Failed** (deficiencies exist).
5. The homeowner must correct any deficiencies within **60 days** and call **311** to notify Drainage Planning and Engineering for re-inspection. If resubmission of Lot Grading Certificate is indicated, re-inspection cannot occur until receipt of the new Lot Grading Certificate.
6. Deficiency items are labeled “left”, “right”, “front” and “back”. Orientation of these labels is determined by facing the front entrance of the home from the street.
7. The homeowner will receive an approval report and the Lot Grading Certificate when Final Grade is approved.



A common property drainage swale at final grade



Sod and topsoil at final grade stage



Final grade stage adjacent to an undeveloped lot

LOT GRADING REQUIREMENTS FOR ROUGH AND FINAL GRADE APPROVAL

Site Servicing

Each property must dispose of water from the roof and the foundation drainage systems in the manner specified by the [site servicing requirements](#):

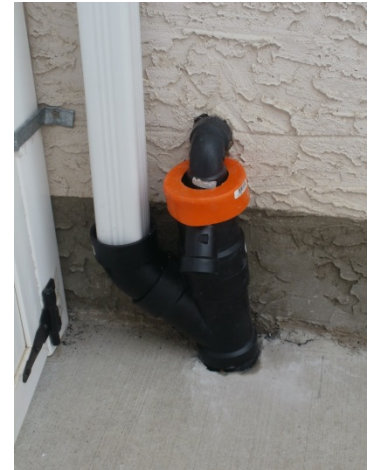
- **Foundation Service:** the weeping tile must be connected to the foundation sewer service
- **Storm Service:** downspouts and the weeping tile must be connected to the storm sewer service



Sump pump is connected to foundation service



Typical connections for downspouts to storm service



Downspout and sump pump are connected to storm service

For more information about site servicing requirements, contact Drainage Planning and Engineering, [Water and Sewer Servicing](#) at **780-496-5444** or email wass.drainage@edmonton.ca.

Design Grades

Approved Lot Grading Plans have design grades at specific, discrete locations for each lot and the Lot Grading Certificate has as-built elevations taken at the same, specific locations as well as additional locations. ([See certificate requirements on page 16](#)). Grading for common property drainage swales and internal swales must be consistent from design point to design point without obstructions or low areas.

Acceptable as-built tolerances (from design grades):

Rough Grade:

- **Between 7 cm and 20 cm below final grade for clay**

Example: Design Grade 682.25 m; Existing Grade 682.10 m = 15 cm below design grade.

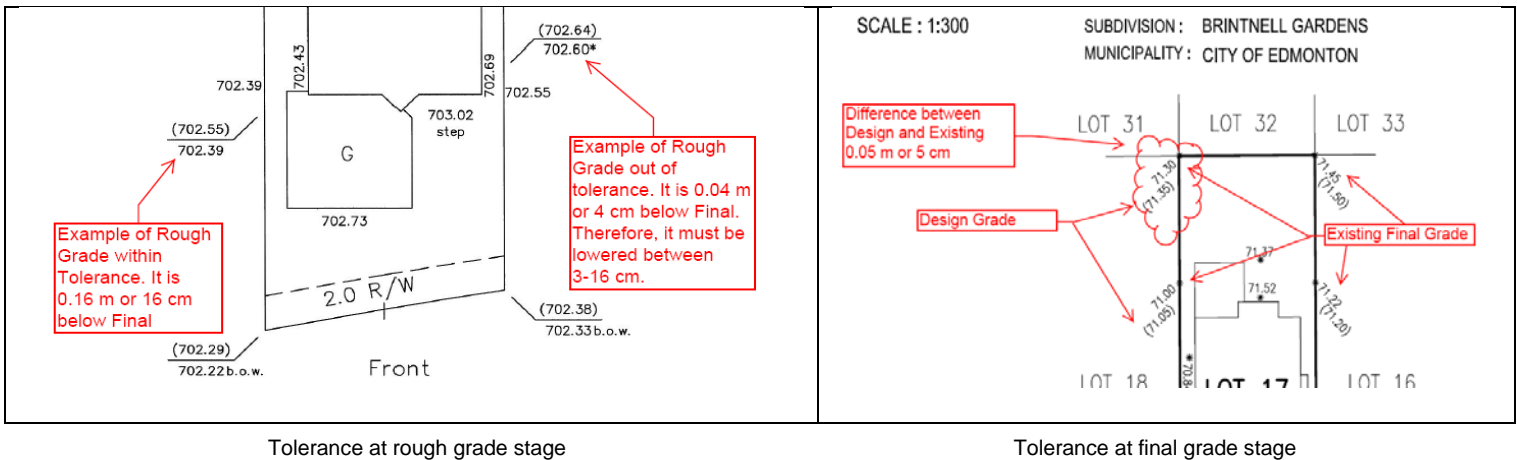
Final Grade:

- **Between 0 cm to 10 cm below final grade for topsoil** - Note: ("0 cm" is approved design)

Example: Design Grade 682.25 m; Existing Grade 682.20 m = 5 cm below design grade.

- **Between – 10 cm to + 10 cm below or above final grade for finished landscaping (sod, concrete)**

Example: Design Grade 682.25 m; Existing Grade 682.30 m = 5 cm above design grade.



At Final Grade, the surface elevation **below** the decorative rock, washed rock or wood chips, must be within the acceptable tolerance.

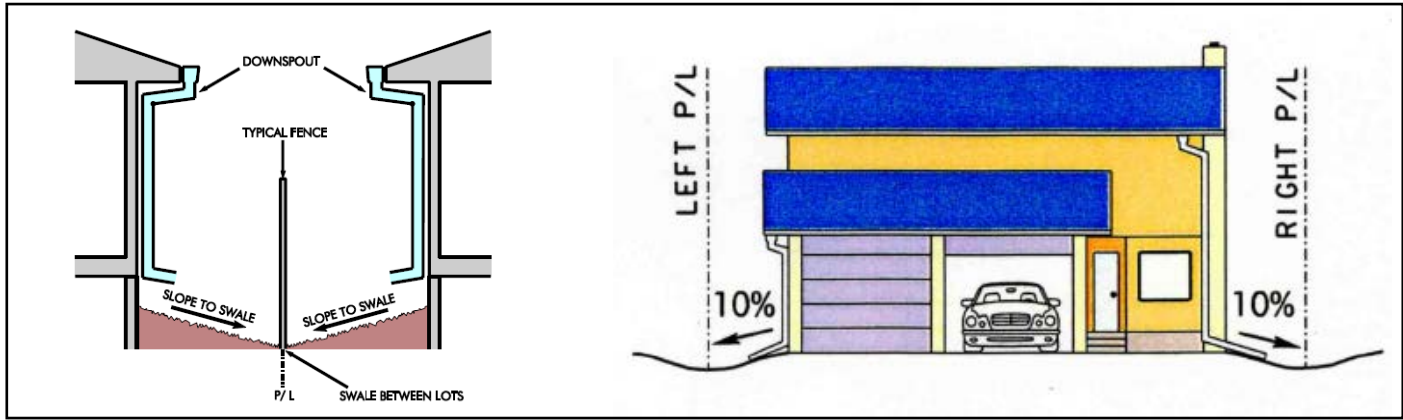
- The Lot Grading Inspector has the discretion to accept elevations that are not within tolerance when:
 - ❑ a lot is graded to match the existing walkway, lake, park, curb, sidewalk, road or lane maintaining a positive surface drainage.
 - ❑ a lot is graded to match an adjacent property and has positive on-site surface drainage that also works with the adjacent property.

Minimum Grade from Foundation Walls

A sloped surface is required to effectively drain water away from the foundation walls, including areas under steps and decks.

Refer to the Lot Grading Detail Drawings for more information. www.edmonton.ca > [Residential & Neighbourhoods](#) > [Lot Grading](#) > [Drawings](#)

- Minimum grade requirements:
 - ❑ 10% for 2 meters – Minimum 20 cm drop for soft surface / landscaping (eg. clay, topsoil or sod)
 - ❑ Minimum 15 cm drop for a side yard less than 1.5 meters for both soft and hard surface grading/landscaping
 - ❑ 0.75% for hard surface or other impervious surface treatment (eg. concrete or asphalt).



Foundation grading directs surface drainage away from buildings where it is conveyed towards a right of way via common property drainage swales



Foundation grading slopes towards the common property drainage swale



Slope away from the foundation wall below a future deck



A decorative hard surface at 0.75% (minimum) slope



Final grading conveys water in the common property drainage swale

Drainage Swales

Swale: a shallow, and often wet, tract of land that is sloped to convey surface drainage towards a City right-of-way

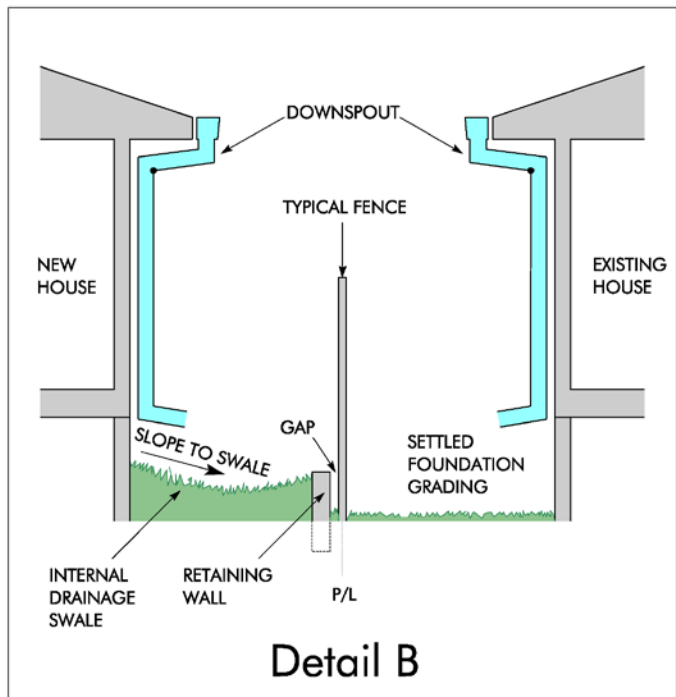
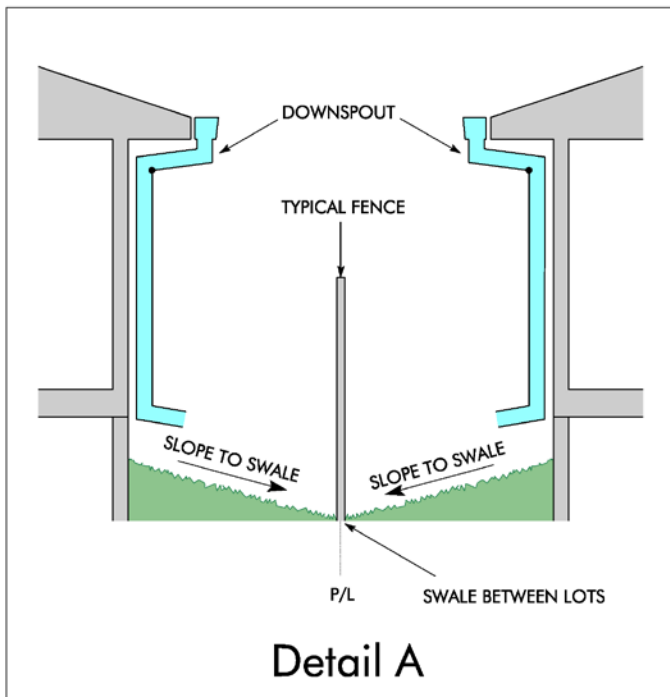
Minimum slopes for drainage swales

- ❑ 1.5% for a grass drainage swale
- ❑ 0.75% for a concrete drainage swale

Internal and common property drainage swales must provide a minimum 1.5% slope towards a City right-of-way, a minimum, unobstructed width of 15 cm within each property and a minimum depth of 10 cm to convey surface drainage off the property.

Shared drainage swales are located between adjacent properties. The grading of the common property drainage swale must allow for a 10% slope from the foundation walls of adjacent houses and must provide drainage functionality for both properties.

Internal 'side-lot' swales (detail B) are built in locations where a common property drainage swale cannot be constructed due to inadequate foundation grading on an adjacent property such as for **Infill Development**. See Page 22



Internal '**rear-lot**' swales are located in the backyard of lots that drain from rear to front. A rear internal swale is formed where the forward slope of the lot meets the rearward slope of the foundation grading. The rear internal swale* conveys surface drainage to the side-lot swales where the water will drain towards a City right-of-way.

*see [Typical 'rear-to-front' surface drainage design drawing](#) on page 2 to view rear internal swale



A common property drainage swale between rough and final grade stages



A common property drainage swale adjacent to an undeveloped lot.



Stormwater conveyance is evident after a light rainfall



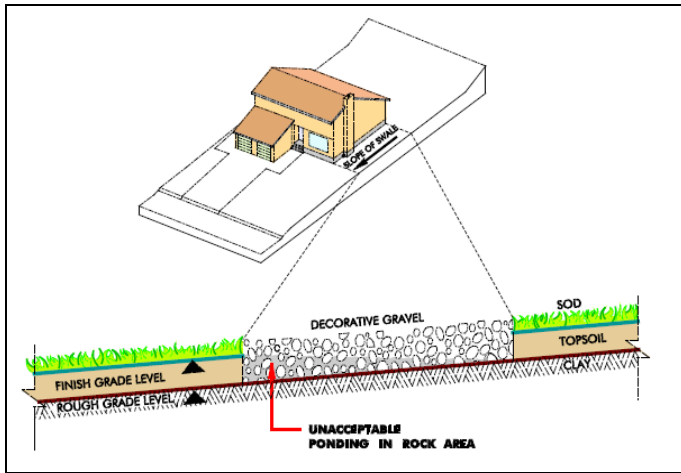
Stormwater created a prominent track in this common property drainage swale



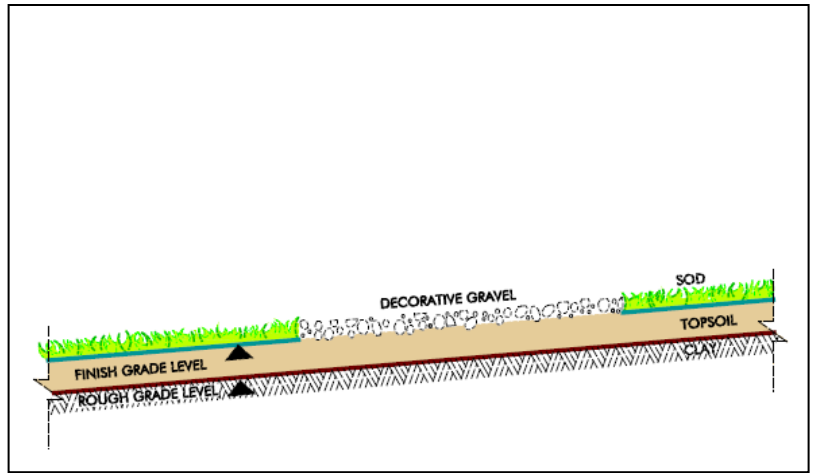
Driveway built 15 cm within the property allows for creation of a common property drainage swale



A sidewalk location must provide 15 cm within the property for a common property drainage swale



Placing decorative gravel directly on the Rough Grade Level creates a place for unacceptable ponding on the common property drainage swale



Placing soil to match the Finish Grade Level prior to placing the decorative gravel minimizes or eliminates unacceptable ponding on the common property drainage swale



This rough grade base has been raised to match the final grade before placing decorative rock. Ponding will be minimized or eliminated



String-line guides used to create consistent minimum 1.5% slope



A concrete common property drainage swale between buildings

Rights-of-way and Easements for Drainage Swales

Major drainage swales are often constructed on private properties within easements or rights-of-way.



Registered easements and right-of-ways allow for concrete or grass drainage swales on private property



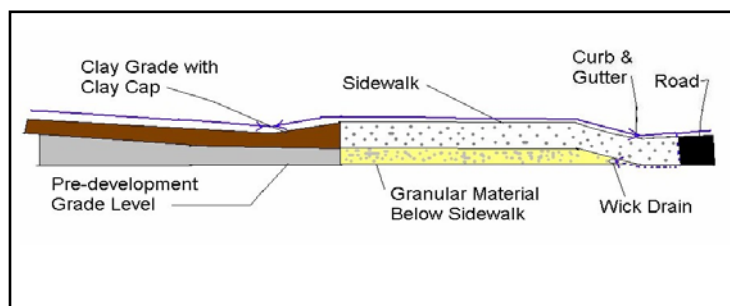
Concrete swale in drainage easement or right-of-way



Concrete swale with a catch basin and temporary sediment control

Backfill at Back of Concrete Walks or Paved Lanes

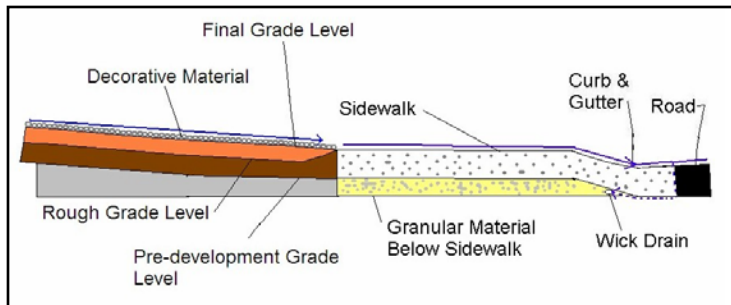
To reduce water infiltration into the granular base of concrete walks and paved lanes, non-granular material must be placed to the top of the concrete walk or asphalt. This will enhance the long term performance of the walk or lane by minimizing water infiltration into the granular base of the structure.



Typical Clay Cap at back of the sidewalk at ROUGH grade



Clay cap is created at Rough Grade Stage to meet the requirement for interim pooling behind the public sidewalk / curb



Typical Clay Cap at back of the sidewalk at FINAL grade



Compacted road-crush gravel is set to final grade to direct water over the sidewalk and to the street

Downspouts

The downspout must have an elbow with an extension or a concrete splash pad to convey surface drainage past the foundation excavation zone. The elbow and extension should be directed away from the building and towards a drainage swale.



Downspout extensions direct water to the common property drainage swale



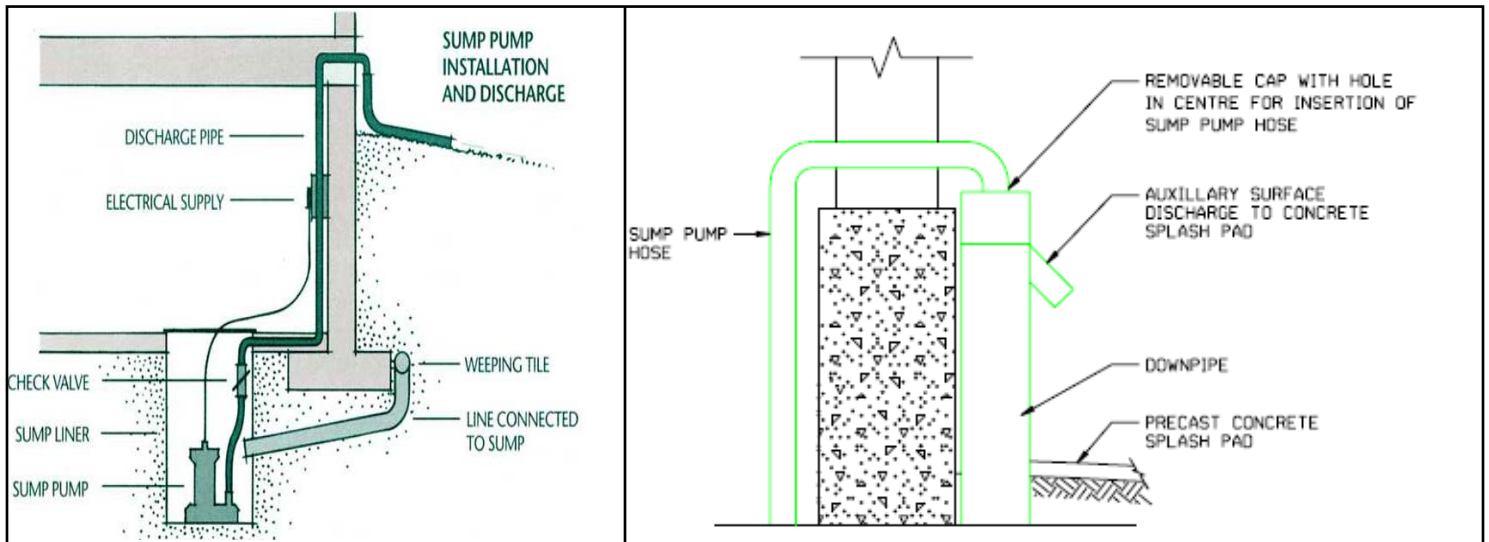
Downspout extension under grate

Sump Pump Discharge

The sump pump is part of the building's foundation drainage system and has been a requirement since 1988.

Since 2006, all new developments involving single detached, semi-detached or duplex houses must provide "[Foundation Drain Discharge Collection Systems](#)". These properties must connect the foundation drainage system to a foundation service.

The sump pump discharges subsurface water, collected from the weeping tile, to the surface or directly to a Storm or Foundation Sewer service. If the sump pump discharges to the surface, it is important to provide a splash pad at the discharge point. The splash pad minimizes soil erosion and re-circulation of subsurface water down the foundation wall and back into the weeping tile system. The splash pad should be directed to drain towards a drainage swale. If a sump pump discharge hose is used, it should be disconnected in winter to prevent freezing in the hose.



1988 – 2005 sump pump discharges to the surface

After 2006, sump pumps discharge to a downpipe (foundation service riser)



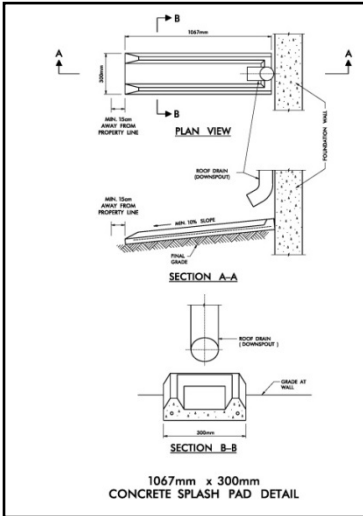
The sump pump discharge pipe connects to the downpipe (foundation service riser)

Splash Pads

Splash pads convey roof water and subsurface water past the foundation excavation zone and away from the foundation walls. They minimize soil erosion and water recycling through the foundation drainage system. The recommended standard concrete splash pad is 30 cm x 107 cm.

If a direct connection to a Storm or a Foundation Service is not available, splash pads should be placed:

- ❑ Beneath all downspouts draining onto soft landscaping (sod, topsoil or mulch).
- ❑ Beneath the sump pump discharge outlet where it is draining onto soft landscaping (sod, topsoil or mulch).



Splash pad installation detail



A splash pad conveys water from the sump pump discharge pipe past the foundation excavation zone



Downspout and Foundation Drainage Surface Discharge Requirements

- **Discharge points must be located within the property a minimum distance of:**

- ❑ 15 cm from an adjacent private property
- ❑ 30 cm from an adjacent City property



Downspout extensions discharge stormwater towards a common property drainage swale

Grading for Detached Garages / Buildings

The concrete pad for a detached garage or other building is elevated to provide positive slope away from the building. Finished grade elevations for pads are a design requirement and are presented on a Plot Plan that is submitted in application for a building permit. Surface drainage is directed towards the internal swale between the house and the detached garage, the side-lot swales and towards a City right-of-way. The design and the as-built elevations are shown on the lot grading certificate to support the grading approval.



The garage pad elevation provides slope away from the building



An internal swale is configured between the detached garage and the house



Pads have been built with retaining walls for future garages



Lot Grading Certificates

A Lot Grading Certificate is required for grade approvals for all developments and **MUST** display the following information:

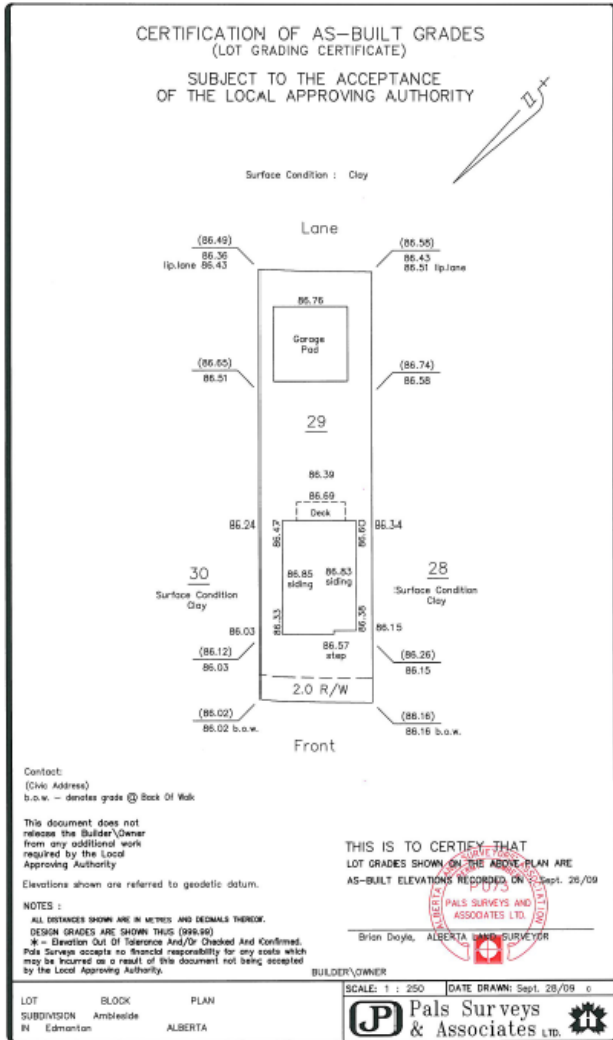
- Title – Rough Lot Grading Certificate or Final Lot Grading Certificate
- 'Revised' added to certificate titles for revised certificate submissions
- Date the as-built elevations were obtained
- Lot type, obtained from the approved Lot Grading Plan e.g. Type A, Type B, Type D, Type D/T, Type W, Type W/T etc.
- Certification by a Professional acceptable to the City Manager (eg. [Alberta Land Surveyor](#), [Professional Engineer](#), or [Professional Technologist](#))
- Name of the company or individual that produced the Certificate
- Proof of Professional Liability Insurance (for errors and omissions) for the corporation or individual named on the Certificate
- Legal Description and Municipal Address of the property
- Surface Condition of the Lot such as clay, topsoil, sod or landscaped
- A note indicating that the Lot Grading is subject to the approval of the Local Authority
- Design and as-built common property drainage swale and side-lot internal swale invert elevations referenced to metric geodetic datum, with an asterisk (*) designating as-built elevations that exceed tolerance

- Reference to the Alberta Survey Control Monuments that were used to obtain as-built elevations
- Design and As-built elevations of structures such as retaining walls, sidewalks, driveways, fences and garage/parking pads
- As-built common property drainage swale and any side-lot internal swale invert elevations opposite the corners of the building, for locations that are more than 3 meters from a design point
- Any break point elevation
- House corner and rear foundation grade as-built elevations, including an additional elevation 2 metres from the back of the house. Also, provide the design elevation for finished grade at back of house
- Drainage Easements and Right-of-Ways with as-built invert and lip elevations, as required, for any concrete or grass drainage swale
- Detail certificate of lake lot with all structures or feature locations and as-built elevations within the Maintenance and Overflow Area
- Lot Orientation is Portrait, with the rear of the lot at the top of the page and the "FRONT" of the lot labelled
- Presentation on 8 ½" x 14" (legal size) format
- Scale of drawing
- House and Garage/parking pad layout, including garage pad design elevation
- North Arrow
- Legend
- Name and information for the applicant's preferred method to receive inspection reports or grading approval (mail, fax or email)
- Sworn oath validating the accuracy of the as-built elevations obtained by closed level circuit related to known elevations of benchmarks referenced to geodetic datum

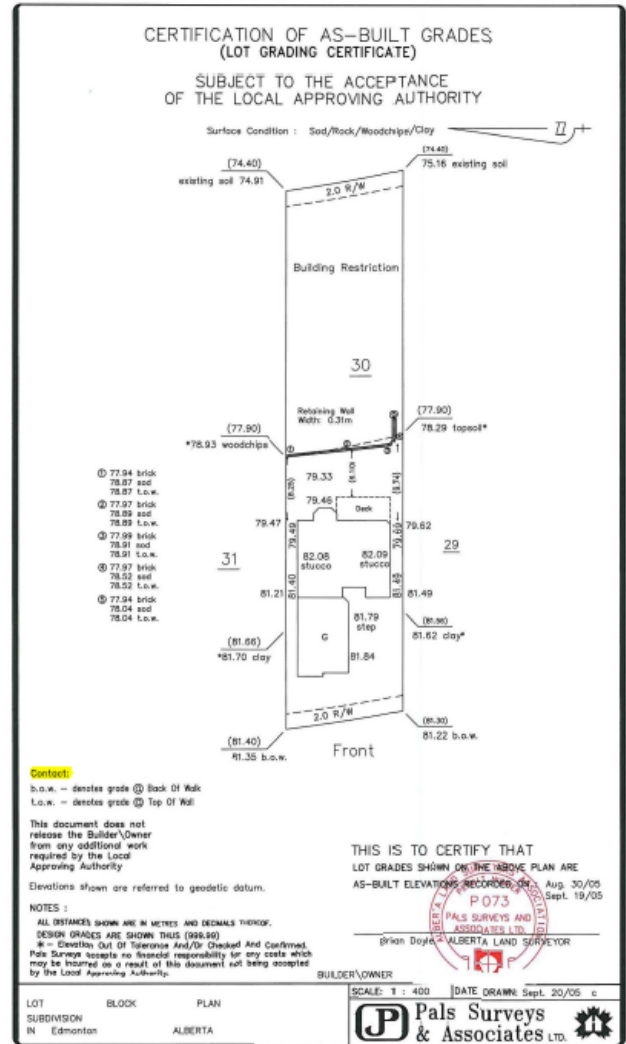
Lot Grading Certificates for four-plex developments, where each unit is fee simple, must display the design and the as-built elevations for the all the units. Due to cross lot drainage, approval of any single unit is contingent on approval for all units.

The Lot Grading Inspector could ask for a new or revised Lot Grading Certificate when any of the following occurs:

- Errors (incomplete or unclear information on the Lot Grading Certificate)
- Verification of as-built elevations if the as-built elevations on the Lot Grading Certificate are not within tolerances
- Verification of as-built elevations, if requested by the inspector, due to substantial re-grading
- Discrepancies or errors in design and/or as-built elevations that require confirmation
- Red-line revisions to the Lot Grading Plan that are not reflected on the Lot Grading Certificate
- Application for partial approval on final grade (eg. An approval for front landscaping when the backyard is still in rough grade)



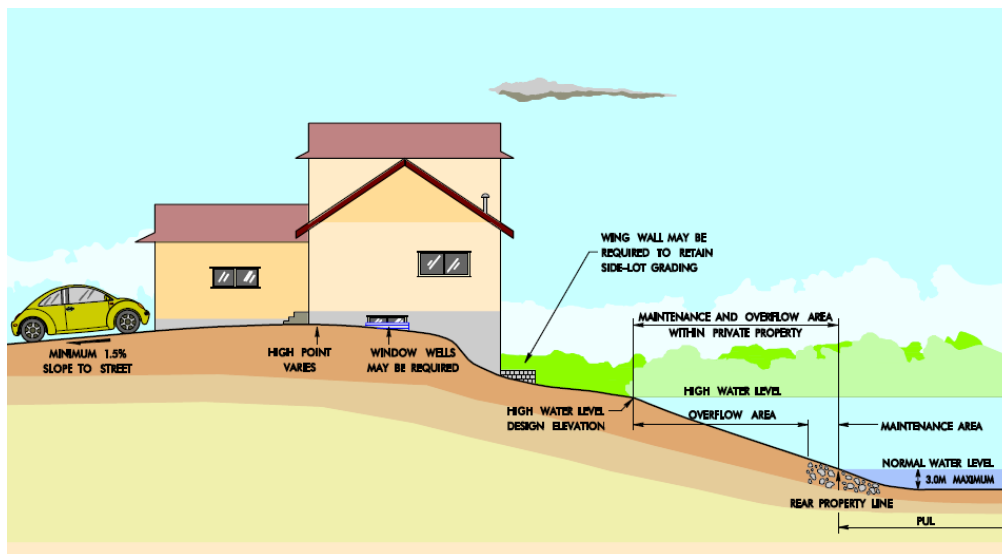
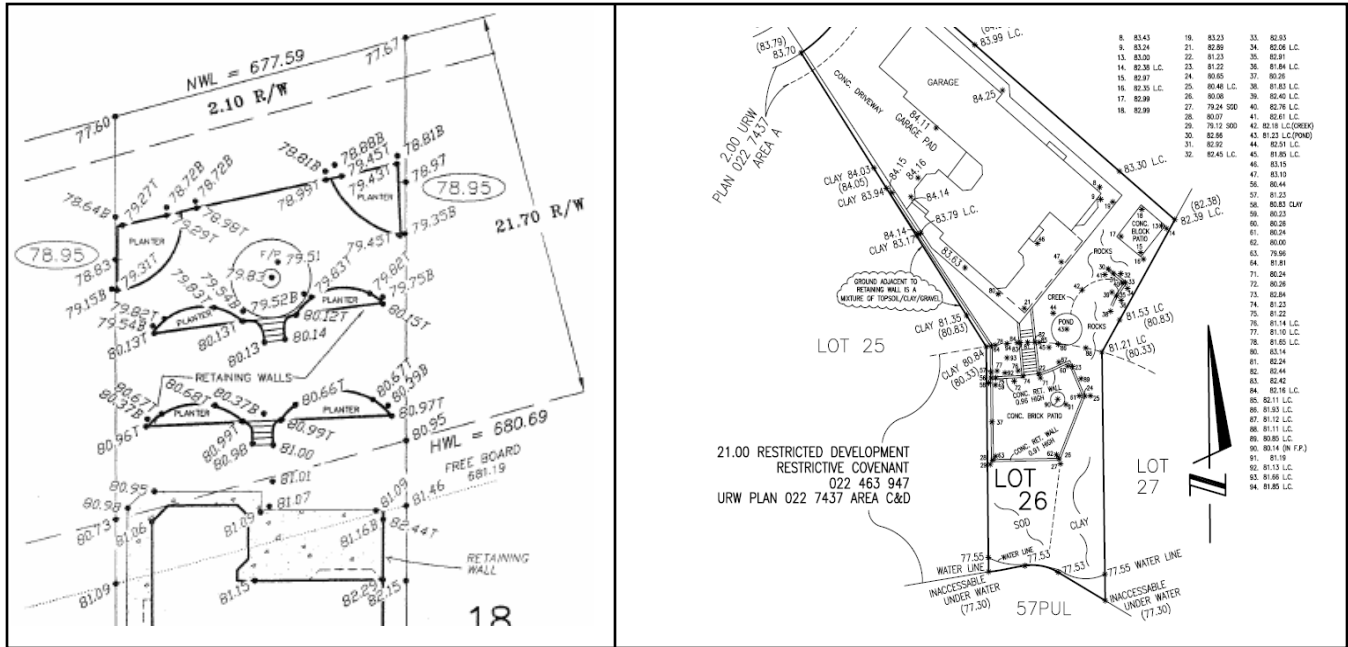
Sample ROUGH lot grading certificate



Sample FINAL lot grading certificate

Stormwater Management Lakes

Certificates for properties located adjacent to Stormwater Management Lakes display the location and elevation of all features constructed within the maintenance and overflow area. Features to note include, but are not limited to: decks, fire-pits, ponds, paths, bridges, retaining walls, buildings, raised gardens or grade alterations. Inclusion of these details enables Drainage Planning and Engineering to evaluate the impact these features have on surface drainage and the stormwater storage requirements.



Stormwater management facility (lake) typical cross section



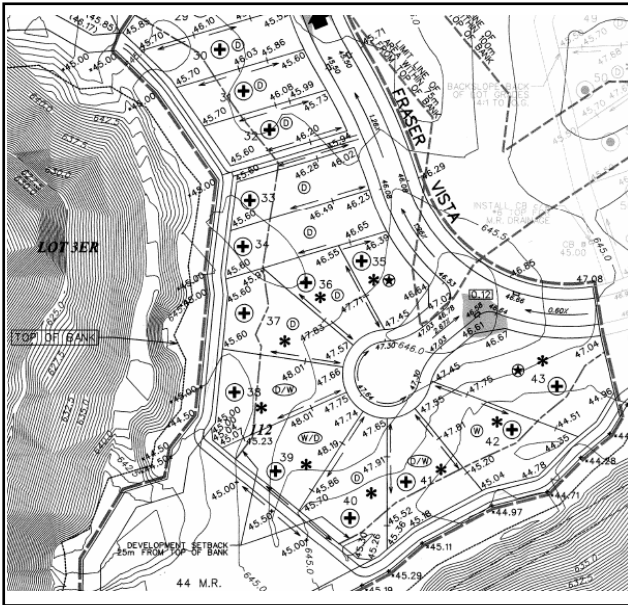
A stormwater management lake at normal water level. Sign shows the location of the designed high water level



After a rainstorm, the level of the stormwater management lake rises inside the registered right-of-way on these private properties

Restrictive Covenants

Registered on the title of the lot, these instruments restrict the types of development that is allowed on properties located on top-of-bank and stormwater management lakes. Obtain these documents from a [licensed registry agent](#) and review them prior to creating landscape design features which may be non-compliant.



RESTRICTIVE COVENANTS: ★

1. LOTS 1 THRU 8, BLOCK 10 – 18m TOP OF BANK SETBACKS. NO BUILDING ENVELOP ALLOWED WITHIN AREA.
2. LOTS 1 THRU 8, BLOCK 10 – 30m TOP OF BANK SETBACK. NO SWIMMING POOLS AND UNDERGROUND SPRINKLER SYSTEMS ALLOWED.
3. LOTS 1 THRU 8, BLOCK 10 AND LOTS 1 THRU 5 BLOCK 11 – 90m TOP OF BANK SETBACK. ALL POOLS AND/OR ORNAMENTAL PONDS OF ANY KIND ARE TO BE DESIGNED AND CONSTRUCTED TO ENSURE NO WATER LEAKAGE INTO UNDERLYING SUBSURFACE SOILS. NO UNDERGROUND SPRINKLER SYSTEMS ALLOWED.
4. LOTS 1 THRU 5, BLOCK 11 – LOWEST OPENING ELEVATION AT THE HOUSE IS 677.62 AND LOWEST BOTTOM OF FOOTING ELEVATION IS 676.82.

Lot Grading Plans have detailed notes for restrictive covenants



Restrictive Covenants regulate development to protect the stability of the top of bank

NOTE: No person shall install, or permit to be installed, any irrigation system on any slope unless the installation has been approved by the City Manager.

Retaining Walls

Retaining walls are required to support substantial differences in elevation between adjacent properties. Elevation differences occur, by design, on walk-out properties in new developments. Elevation differences are common for [infill development](#) due to the requirement to direct surface drainage towards a City right-of-way without impacting existing developments. Retaining walls are also utilized to facilitate surface grading solutions related to un-intended circumstances, such as low buildings.

Common property fences may not be used to retain soil in raised beds or other landscape features. Fences are not retaining walls.



This grade differential will require a supporting wall



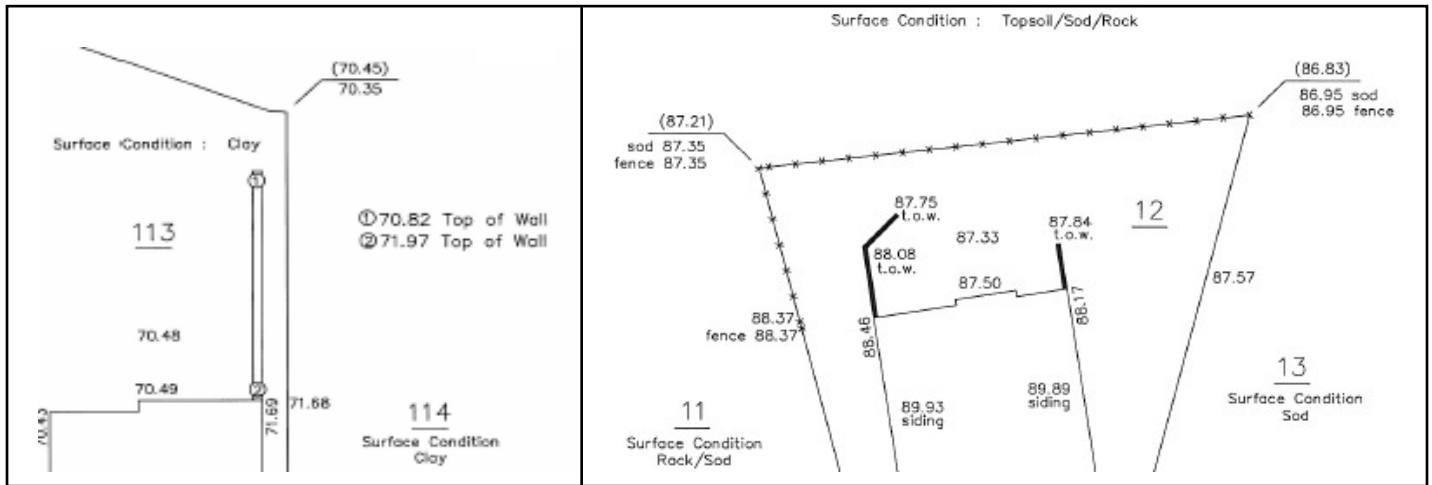
A retaining wall attached to a walk-out basement



A retaining wall supports a substantial grade differential at this 'walk-out' development



This retaining wall supports the common property grading between these 'walk-out' developments



Retaining wall locations and elevations must be indicated on lot grading certificates



A retaining wall at this low driveway supports construction of a common property drainage swale and controls cross-lot drainage

Infill Development

When an application is made for a permit to develop a property where there is no existing approved Lot Grading Plan, the applicant must provide a proposed Lot Grading Plan for the premises. Lot Grading Plans must be approved by Drainage Planning and Engineering prior to the construction of any buildings, additions to buildings, or alterations of surface drainage on the premises.

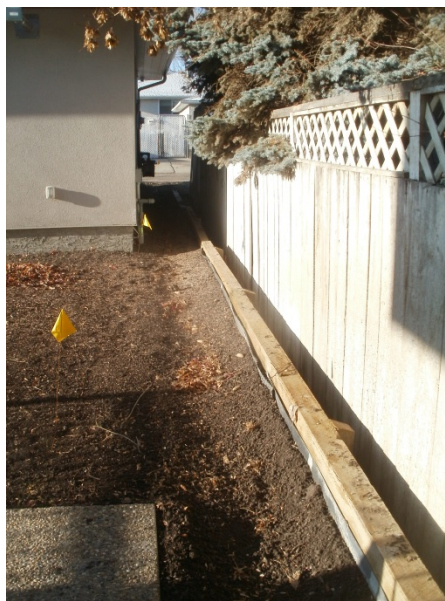
Grading for Infill Housing must convey surface drainage to a City right-of-way via drainage swales that are constructed entirely within the property. Retaining walls must be constructed to support any elevation difference between a re-developed property and an adjacent private property. Retaining walls must be constructed of concrete or of pressure treated timbers with a minimum dimension of 10 cm x 15 cm (4x6) and must project below the existing ground elevation of an adjacent property. Retaining walls must be self-supporting. Permeable walls require a permanent moisture barrier.

- Confirm the site servicing requirements for roof drainage and subsurface water drainage. Contact Drainage Planning and Engineering, Water and Sewer Servicing at **780-496-5444** or email wass.drainage@edmonton.ca for information relative to an existing storm service and for options to dispose of subsurface water from the foundation drainage system.
- Create a Lot Grading Plan that defines how your lot will convey surface drainage to a City right-of-way without draining onto adjacent private properties. Internal side-lot swales are usually needed to achieve this requirement. [Internal drainage swales](#) must provide a minimum slope of 1.5%, a minimum depth of 10 cm and a minimum width of 15 cm.
- Plan the demolition and re-construction processes to ensure interim control of surface drainage during all phases of the re-development project. Directing or allowing surface drainage to flow onto adjacent private property is a bylaw violation.
- Common property drainage swales may be utilized if consultation with adjacent property owners results in mutually beneficial surface drainage management design proposals.

The City of Edmonton has developed an [Infill Action Conversation Toolkit](#) to facilitate conversations related to infill development which may be useful for initiating discussions with adjacent property owners.



Internal swales are supported by retaining walls with moisture barriers



An internal swale at Final Grade



Internal side-lot swales with retaining walls that are independent of the common property fences



A common property swale created when neighbouring owners work together

Grading approvals are arranged by submitting a Lot Grading Certificate to the Lot Grading Section of Drainage Planning and Engineering at lot.grading@edmonton.ca

Lot Grading Maintenance

Final Grade Approval is based on the site conditions observed during the lot grading inspection. After Final Grade Approval has been issued, the property owner is responsible to maintain the surface grading in perpetuity. The City of Edmonton may, at any time, require the property owner to repair the surface grading if alterations or settlements result in surface drainage problems.



Settlement on drainage swales should be repaired



Re-circulation of subsurface water due to foundation settlement and sump pump discharge location



Settlement creates negative grade towards the foundation wall and can lead to drainage problems

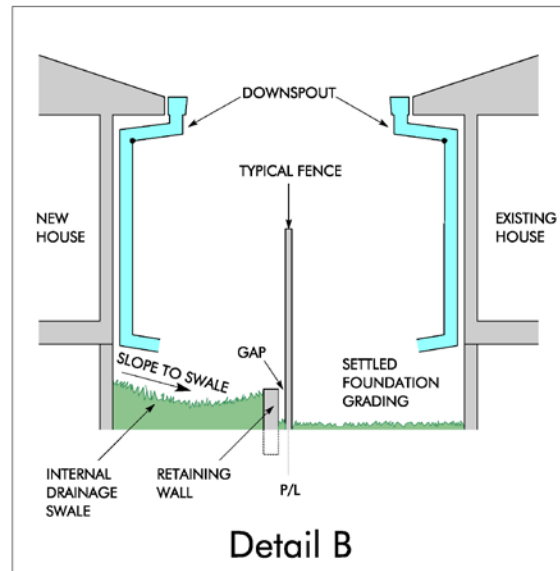
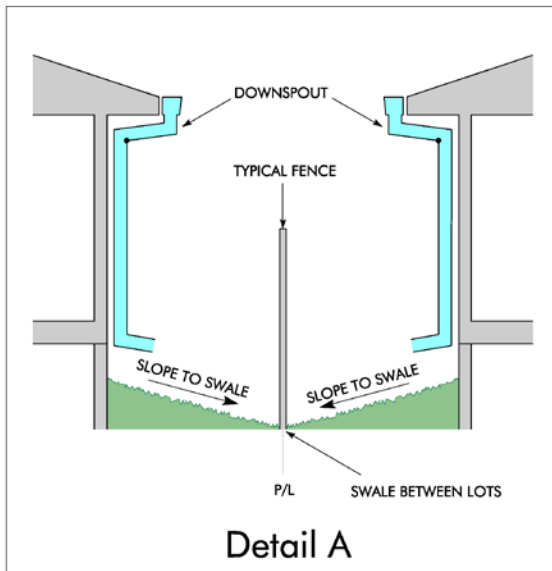


Grading repairs for settlement at foundation walls and the common property drainage swale will be needed, however consultation with adjacent owners is advised to avoid problems

Relandscaping / Regrading in Mature neighbourhoods

Consulting with adjacent property owners is very important in consideration of grade changes or downspout location changes that affect how surface drainage is managed between neighbouring lots. Common property drainage swales may be considered ideal to convey surface drainage off adjacent lots (Detail A). However, in some situations the existing grading will not convey surface drainage towards a City right-of-way. An internal drainage swale may be the solution to that situation (Detail B).

Note: Because common property fences may not be used as retaining walls, any retaining features must be supported independently from the fence.



Property owners must be aware that any grade change or discharge location change that direct surface drainage towards an adjacent private property is a bylaw violation. For locations where a Lot Grading Plan for a premises has not been approved by the City Manager, surface drainage and grading must conform to the requirements for protecting buildings and draining lots provided in Part V Section 44 of the [Drainage Bylaw 16200](#).

Enforcement

Reports or Notices to Comply will be utilized to notify property owners of non-compliant grading and impending enforcement. Subsequently, bylaw penalties may then be imposed for those properties where grading does not comply with the [Drainage Bylaw 16200](#) and Lot Grading Guidelines by the deadline date specified in a non-compliance notice.

In consideration of enforcing the bylaw, the City takes into account damaging impact on properties related to non-compliant surface drainage.

The City does not provide any funding for repairing surface grading.

FOR MORE INFORMATION

Lot Grading Details and Drawings

- ❑ [Single Family and Duplex Residential](#)
Lot Types A, B, C, D, & W

Pamphlet Series

- ❑ [“Lot Grading Inspections”](#)
Residential Properties
- ❑ [“Lot Grading Inspections”](#)
Final Grade Stage
- ❑ [“Lot Grading Maintenance”](#)
After Final Grade Stage

CONTACT INFORMATION

Telephone Numbers

- ❑ Sustainable Development Department, Drainage Planning and Engineering
780-496-5576 – Lot Grading - 8:00am - 4:30pm Monday to Friday
780-496-2865 – Lot Grading Fax
780-496-5444 – [Water and Sewer Servicing Information](#) - 8:00am - 4:30pm Monday to Friday
311 – Drainage and Sewer Trouble, Re-Inspection Request, General Inquires - 24 Hours

Mailing Address

City of Edmonton, Sustainable Development
Drainage Planning and Engineering, Lot Grading
5th Floor, Century Place
9803 – 102A Avenue NW
Edmonton, Alberta, Canada
T5J 3A3

Internet Addresses

- ❑ http://edmonton.ca/business_economy/lot-grading-commercial.aspx
- ❑ www.edmonton.ca/lotgrading

Email Addresses

- ❑ lot.grading@edmonton.ca
- ❑ wass.drainage@edmonton.ca

