

## Buying a House?

Here are some things to think about...



There are many things to think about and know when buying a home. This brochure contains the questions citizens most frequently ask the City of Edmonton when purchasing residential property.

### What do I need to do in order to build a garage, shed, fence, or deck, or do extensive renovations or extensions to my house?

Most projects require both a development permit (i.e. garage, shed, deck, extensions and extensive renovations) and a building permit. The City of Edmonton can help you figure out what you need to build a safe project.

It will give you peace of mind when you sell your house knowing the work complies with the regulations. It's easy just call us at 311 for 24 hour information and access to City of Edmonton programs and services. Or, if outside Edmonton, 780-442-5311. Or, visit our website brochure listing at [www.edmonton.ca/pdd/brochures](http://www.edmonton.ca/pdd/brochures).

### What is lot grading, and why is it important?

Flooding caused by heavy precipitation, melting snow or runoff may pose problems for all kinds of properties. Older and newer houses, residential and commercial developments may be at risk for flooding if you do not take proper precautions. The City encourages all builders and homeowners to take preventative measures to avoid flooding, and has set out standards for drainage and lot grading under the **Surface Drainage Bylaw**.

Lot grading standards for newer neighbourhoods were developed in response to problems in older neighbourhoods. While the bylaw came into effect in 1997, the City enforces the standards retroactively for all properties.

Property owners are responsible for their own lot grading. Check our information about lot grading guidelines and approval inspections to ensure that you are taking the right steps to prevent flooding on your property or causing flooding on adjacent properties. You are not permitted to do anything that may cause flooding on neighbouring properties.

For more information, see [www.edmonton.ca](http://www.edmonton.ca) and select 'For Residents' to view the web page for 'Residential Lot Grading' and related documents. Or contact Drainage Services at 780-496-5576, or e-mail [lot.grading@edmonton.ca](mailto:lot.grading@edmonton.ca).

### What is a compliance certificate and why do I need one?

A compliance certificate is a formal response from the City of Edmonton stating that development on a property meets the regulations of the Zoning Bylaw. The response may be either in the form of a stamped property survey or a letter, depending on how the compliance official needs to respond.

Standard real estate purchase contracts often require the seller to obtain a compliance certificate. The City does not require you to obtain a compliance certificate. The City only provides compliance certificates as a service and at the request of the applicant, for a fee.

To get more information about a compliance certificate or to apply call 311, or go online to [www.edmonton.ca](http://www.edmonton.ca) and search for 'Compliance Certificate' which will bring you to the web page for this topic, or visit the 5th floor, 10250 – 101 Street.



### Other information

If you have other questions, call 311. Or, if outside Edmonton, 780-442-5311.

## Neighbourhood questions

### Where can I find out more about neighbourhoods in Edmonton?

The City of Edmonton has many sources of information about its neighbourhoods.

Visit the City of Edmonton website at [www.edmonton.ca](http://www.edmonton.ca) and search for 'demographics and profiles' to view the neighbourhood profiles.

### Neighbourhood safety:

Visit the Edmonton Police Service's website at [www.edmontonpolice.ca](http://www.edmontonpolice.ca) and select 'Crime Profiles' to view 'Neighbourhood Crime Statistics' and 'In your Community' or you can phone 780-421-3333.

### Other sources of information:

- Contact the Edmonton Federation of Community Leagues by calling 780-437-2913 or visit their website at [www.efcl.org](http://www.efcl.org).
- Contact the Local Area Council.
- Speak to people currently living in the neighbourhood.

**NOTE:** The developer's marketing name may not match the City approved neighbourhood name.

### How can I find out about amenities in the area (i.e. schools, libraries, and recreation and fitness facilities)?

#### Schools:

**Edmonton Public School Board** - Call 780-429-8000 or visit [www.epsb.ca](http://www.epsb.ca) and then select 'schools' to find a school.

**Edmonton Catholic Schools** - Call 780-441-6000 or visit [www.ecsd.net](http://www.ecsd.net) and select Schools.

**Charter Schools** - Call toll free 1-866-860-0029 or visit [www.charterschools.ca](http://www.charterschools.ca).

#### Libraries:

**Edmonton Public Library** - Call 780-496-7000 or visit [www.epl.ca](http://www.epl.ca) and select 'Branches and Hours'.

#### Recreation and Fitness Facilities:

**Edmonton Recreation Facilities** - Call 311 or visit [www.edmonton.ca](http://www.edmonton.ca) and select 'Attractions & Recreation'.

## Surrounding development questions

### Will the vacant lot or field in the community always stay that way? What has the City planned for the neighbourhood?

You need to understand that vacant lots and fields may not stay that way forever. They all have zoning, and most are in a plan area that identifies future development. Zoning regulates the use and development of land. Always check the surrounding land uses with the City to prevent unpleasant surprises in the future. To find out the zoning of any lot in the City of Edmonton, call 311 or visit <http://maps.edmonton.ca>.

## Transportation questions

### Who can I talk to about the roads in the area?

If you have any questions about the existing roads in your neighbourhood, call 780-944-7691. For proposed roads in your neighbourhood, call 780-944-7668 or visit [www.edmonton.ca](http://www.edmonton.ca) and select 'Transportation' and then select 'roads' to view related documents.

## How do I find out about transit service (existing or future)?

If you want to find out about existing transit service, call BusLink at 780-496-1600 or visit [www.takeETS.com](http://www.takeETS.com)

If you want to find out about future transit service, call 780-496-8918.

## Property questions

### How can I find out the City's assessment of the property?

Go to the City's website [www.edmonton.ca](http://www.edmonton.ca) and select 'For Residents' to view 'Assessment & Taxes' web page and related documents. Or call 311.

### Can I pay my property taxes monthly?

You can enroll in a monthly payment program where you pay in monthly installments by automatic bank withdrawal starting January 1<sup>st</sup> for the current year. Call 311.

### What utility companies service Edmonton?

Visit [www.relocatecanada.com/edmonton/utilities.html](http://www.relocatecanada.com/edmonton/utilities.html) to find out what companies offer regulated services or competitive service. For regulated service providers call 311.

Ask your real estate agent to advise you of all available service providers.