Lot Grading Inspections

Final Grade Stage

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 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 reinspected 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.
**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.
- 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.

**Split Surface Drainage**
- 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.