

property line swales are altered. Inspectors look for adequate slope from the foundation walls and functional swales to convey surface drainage to a public right of way.

The following steps can ensure that your property meets the bylaw requirements and can help avoid disputes with adjacent property owners.

- *Create a plan that defines how your lot will carry surface drainage to the street or the back lane.*
- *Consider any potential to impact your neighbour's lot or existing shared drainage. Consultation with neighbours is recommended.*
- *Ensure that downspouts and the sump pump outlet pipe are properly located. These should be directed to discharge to a location where the water will drain towards a public right of way. In some areas, underground servicing is provided for these features. Please contact Drainage Services, Water and Sewer Servicing at 780-496-5444 for location and elevation information for an existing storm or foundation service.*
- *Provide a positive slope of at least 10% away from the foundation walls (See Detail A).*
- *Grade any drainage swales at a minimum of 1.5% slope to carry surface drainage to a public right of way without draining onto adjacent private properties (for an example See Detail C).*
- *Ensure that steps or decks are properly backfilled to the foundation wall.*
- *Utilize window wells, set to final finished elevation, to ensure positive slope away from foundation walls.*

The property owner is responsible to maintain proper lot grading after approval has been issued for as long as they own the property. The City of Edmonton will revisit the property if a drainage complaint is received.

For More Information

Mailing Address:

City of Edmonton,
Asset Management and Public Works
Drainage Services
Main Floor, Century Place
9803 – 102A Avenue NW
Edmonton, Alberta, Canada T5J 3A3

Telephone Numbers:

Public Services, Lot Grading:

780-496-5576 (Monday to Friday
8 a.m. – 4:30 p.m.)

780-496-2865 Fax

Public Services, Water and Sewer Servicing:

780-496-5444 or 780-496-5445
(Monday to Friday 8 a.m. – 4:30 p.m.)

Internet:

Web Site: www.edmonton.ca/lotgrading
E-mail: lot.grading@edmonton.ca



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Lot Grading In-fill Housing Development



What is “In-fill Housing Development”?

In-fill housing is the term used to describe re-development of an existing residential property.

Lot Grading Inspectors

In 1997 the City of Edmonton created the Surface Drainage Bylaw No 11501. This bylaw gives the Lot Grading Inspectors the authority to enforce lot grading and surface drainage requirements on private properties and public right-of-ways in all areas of the City.

Lot Grading Certificates

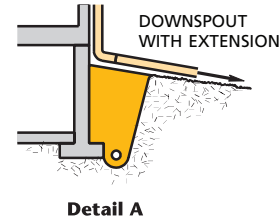
Grading approval is a requirement for in-fill development. Site inspections and grading approvals are initiated by the submission of a lot grading certificate to Drainage Services. The lot grading certificate verifies that minimum grades have been achieved, and provides information to enable the inspector to evaluate the storm water and surface drainage control for the property.

Grading for In-fill Housing Development

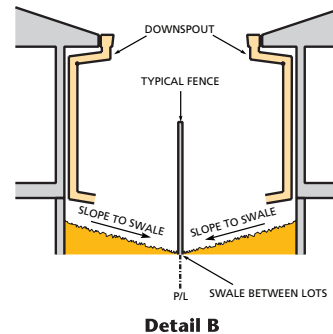
Since in-fill development usually occurs in the areas of the City that do not have approved lot grading plans, common sense and practical considerations must be used to plan effective surface drainage control.

Evaluating the existing drainage pattern is an important element in the planning of in-fill homes, and should also be undertaken for additions to existing homes or construction of new garages. Consultation with adjacent property owners is also important as re-development that directs surface drainage onto adjacent private property is a bylaw violation.

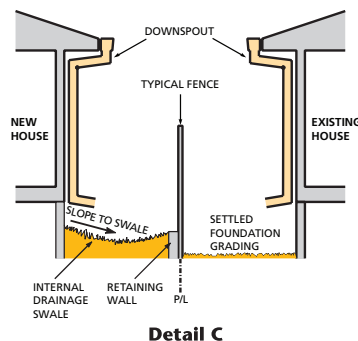
Providing 10% slope away from the foundation walls is a building code and a bylaw requirement. This includes areas under decks and stairs. In areas where the downspouts and the weeping tile discharge to the ground, a splash pad or a downspout extension carry the water past the foundation back-fill zone. (See Detail A).



The common lot line is the ideal location to convey surface drainage off a lot (See Detail B). However, the location and elevation of existing landscape features is also an important factor in planning and locating a drainage swale. Existing trees, hedges, retaining walls and raised gardens are valuable assets and need not be an impediment to functional surface drainage control.



In situations where the existing condition of the common lot line will not accommodate the flow of surface run-off, a retaining wall may be the solution. The retaining wall will allow for an internal drainage swale and will prevent drainage onto adjacent properties (See Detail C).



A swale is a shallow-sided, sloping drainage channel or ditch that should be graded at a minimum slope of 1.5% towards a public right of way.

Storm Servicing for In-fill Housing Development

For residential lots that have an existing Storm Sewer Service, discharge of roof and foundation water to the storm sewer is mandatory. In areas of the City that are served by the combined sewer system and in areas that do not have storm sewer servicing, in-fill developments discharge roof and foundation water to the ground. Consideration of the grading of adjacent properties is essential in planning the location of the downspouts and the sump discharge pipe. Drainage of roof or foundation water onto adjacent private property is a bylaw violation. For More Information about storm sewer servicing, contact Drainage Services, Water and Sewer Servicing at 780-496-5444.

Inspections

Grading inspections for in-fill developments are undertaken when a builder or an owner applies for grading approval or when a complaint is received from an adjacent property owner. Lot Grading Inspection Reports, which include a time frame to rectify deficiencies, are issued for grading that fails to meet the requirements of the Surface Drainage Bylaw and the Lot Grading Guidelines. The bylaw includes a schedule of penalties for surface drainage offences.

What the Inspectors Look For

Drainage to adjacent properties is the major focus of grading inspections for in-fill housing. The grading inspection includes all surface drainage elements as well as site servicing for roof and foundation drainage, especially where