

What are the responsibilities of the Town of Okotoks?

The Town receives the lot grading certificate from the builder as a formal notification that grades and loam are certified as per the design, and meet the bylaw requirements.

The Town will review submitted lot grading certificate and if what is submitted is in accordance with the requirements, an As Constructed Grade Certificate (ACGC) Verification of Compliance (VOC) will be issued to the builder who will then forward a copy to the homeowner.

What are the important aspects of the Lot Grading Bylaw?

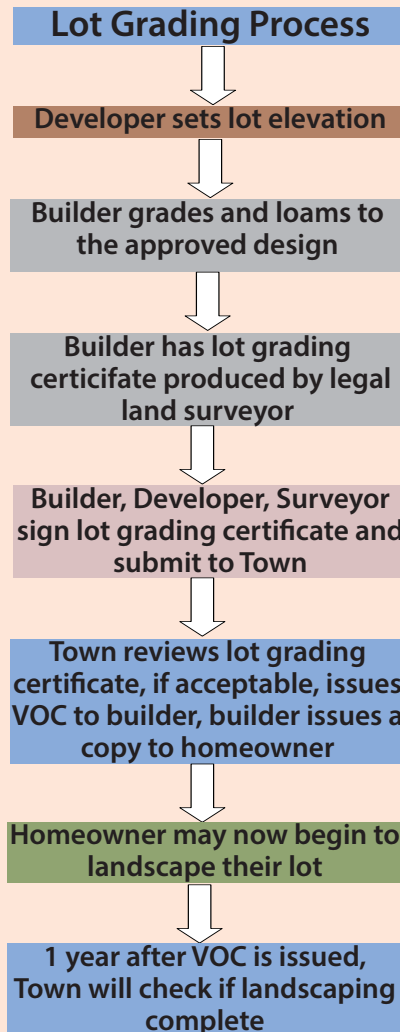
The Lot Grading Bylaw specifies:

- A 2% slope away from the foundation of the house (this is a drop of 2 cm per metre).
- No more than 0.100 metre (4 in) difference between the actual lot elevation and the design of the lot elevation.
- A full list of the required elevation, grades and tolerances for the lot grading certificate is listed in the Lot Grading Bylaw (Section 5, and Schedule A).
- The 12-month timeline for submission of the lot grading certificate (following permission to occupy) allows a builder one season to complete the necessary grading.
- The owner shall landscape a minimum of 80% of the parcel or lot to which a Lot Grade Permit applies within twelve (12) calendar months of issuance of the ACGC VOC.

For More Information

To view the Lot Grading Bylaw (15-12) visit okotoks.ca. Click on eServices, Town Bylaws, 2012 and click on Bylaw 15-12.

If there are problems with the lot grading on your property, your first contact should be with your builder. If the issues are not resolved, contact the Town of Okotoks for further information at: safetycodes@okotoks.ca or by calling 403-995-2797



Lot Grading Bylaw

Homeowner Info



Lot Grading Bylaw Homeowner Info

Beginning September 1, 2012, the amended Lot Grading Bylaw (15-12) will be in effect for the Town of Okotoks.

The bylaw will ensure all new residential buildings constructed in Okotoks have a properly graded lot with buildings in accordance with the approved plans.

Why is lot grading important?

A properly graded lot ensures surface water flows away from buildings. This reduces potential flooding problems and damage to neighbouring properties. Improper lot grading can result in ponding, basement dampness and/or flooding to the homeowners and/or adjacent neighbours.

Does the bylaw apply to all new home construction?

Yes. The Lot Grading Bylaw includes construction of duplexes or single-detached dwellings and any residential parcel excluding those requiring a development permit.

What are the responsibilities of the land developer?

The developer creates the overall design of the subdivision and is responsible for setting the lot elevation. The developer also verifies the As Constructed Grade Certificate (ACGC) for each lot.

What are the responsibilities of the builder?

The builder is responsible for building the house and grading the lot to the approved design.

The builder is required to submit a lot grading certificate to the Town within twelve months after occupancy has been granted. The builder is also responsible for having the lot grading certificate produced by a legal land surveyor and signed by the developer, builder and surveyor.

The certificate confirms the lot elevations, grades and loam depth are within the limits specified by the Lot Grading Bylaw.

Every builder is responsible for informing the homeowner that landscaping their lot is not permitted until they receive a copy of the ACGC Verification of Compliance (VOC) issued by the builder.

Builders must place 300 mm average uniform depth of loam for moisture retention.

What are the responsibilities of the homeowner?

Homeowners should not sod, add more top soil or landscape until they have received a copy of the VOC from the builder.

Once an owner receives the VOC they can begin to landscape their lot as long as they do not adversely affect or modify drainage patterns of approved grade.

