

City improves infill with lot grading update

The City of Edmonton is changing when lot grading plans are required for infill construction. Starting October 1, 2015, plans will become mandatory at the development permit application stage to alleviate drainage impacts to the community.

"This change will help support infill development by ensuring positive drainage patterns to mitigate impact to neighbouring lots," said Livia Balone, director of development and zoning services. "New developments will integrate more successfully into mature and established neighbourhoods and will contribute to vibrant, compact and sustainable communities."

Although lot grading plans were always mandatory under the drainage bylaw, changing when the plans are required will shorten review and approval times. Applications for building construction in mature and established neighbourhoods submitted without a lot grading plan will now be considered incomplete and will not be accepted by the City.

Lot grading plans specify design elevations, surface gradients, lot types, swale locations and other drainage related information required for lot grading.

The lot grading update is part of action 22 in the Infill Roadmap. The actions relate to zoning changes, how the City communicates and shares information, improvements to processes and changes to how we build knowledge and work together.

The Infill Roadmap helps guide a key part of Edmonton's growth strategy to accommodate our growing population.

For more information:

Visit: edmonton.ca/evolvinginfill

Media contact:

[Shani Gwin](#)
Communications Advisor
780-442-5290

Share:     

3rd Floor, City Hall
1 Sir Winston Churchill Square NW
Edmonton, AB
T5J 2R7
www.edmonton.ca

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