
Policy Number: ply_SER_DEV_Residential_Lot_Grading_2019

Residential Lot Grading

Date Approved by Council : March 26, 2019

Resolution No.: 092/19

Mayor: 

County Commissioner: 

1. Purpose

This policy establishes that designated residential parcels and applications for future building developments must demonstrate lot grading which shapes and slopes the land in such a way that surface drainage is intended to be directed away from proposed buildings in a controlled manner, ensuring no adverse drainage impacts affect the subject property or adjacent properties.

2. Revision History

<i>Approval Date</i>	<i>Revision Number</i>	<i>Modification</i>
2019/03/26	1.0	Rescinds Policy DEV-GRA-1 adopted in 2012

3. Persons/Areas Affected

Current Planning and Development Services
Engineering Services
Safety Codes Inspection Agency
Land Developer
Property Owner
Public Property
Home Builder

4. Definitions

Home Builder means the applicant for the proposed development permit application or one that has possession of a valid development permit. The *home builder* can also be the *property owner*.

Land Developer means the applicant for a proposed subdivision application or one that has possession of a valid approval. The *land developer* can also be the *property owner*.

Lot Grading means the contouring and shaping of the rough grade (clay), to direct surface water away from building foundations, towards *public property* in a pre-designed drainage pattern.

Lot grading plan means a plan prepared by an Alberta Land Surveyor or professional engineer that details and specifies the design elevations, surface gradients, swale locations and other drainage information required to establish the grading relationship between one lot and all adjacent properties. *Lot grading plans* shall be designed in accordance with the Sturgeon County General Municipal Servicing Standards to effectively direct surface water away from building foundations and toward a stormwater facility.

Plot plan means a design diagram, prepared by an Alberta Land Surveyor or professional engineer, which demonstrates proposed developments, lot elevations, driveway and building elevations, drainage swales, utility right of ways, accesses, etc. for a lot at a defined scale in conformance with the General Municipal Servicing Standards and the approved *lot grading plan*.

Property owner means a person in care and control of a property and includes the person registered under the Land Titles Act, RSA 2000, c L-4 as owner in fee simple, a lessee, or any persons who exercises the power and authority of ownership. The owner is the holder of the estate in land with considerable rights of ownership. A *property owner* may also be a *home builder* or a *land developer*.

Public Property means, except for highways, any property owned, held or controlled by the County or other public authority.

Stormwater management plan means the planning, design and implementation of the individual *lot grading plans* for a multi-lot subdivision in relation to a geodetic datum, prepared by an Alberta Land Surveyor or professional engineer.

5. Policy Statement

In Sturgeon County, all lots districted under Part 12 of Land Use Bylaw 1385/17 that are subject to subdivision and/or development permit applications shall be designed to provide positive drainage in accordance with accepted engineering practices, the Sturgeon County General Municipal Servicing Standards and the Residential Lot Grading Procedure. This policy requires that the *land developer*, *home builder* and *property owner* provide surface drainage plans (stormwater management plan, lot grading plan, plot plan), forming part of a subdivision, infill or development permit application, to ensure no adverse drainage impacts affect the subject property or the adjoining properties.

6. Responsibilities

Current Planning and Development Services will ensure that an applicant for subdivision provides a *stormwater management plan* and/or *lot grading plan* for review, prior to the approval of a subdivision application.

Current Planning and Development Services will ensure that an applicant for development permit for a proposed new building provides a satisfactory *plot plan* prior to the approval of a development permit.

Safety Codes Inspection Agency will ensure building plans are compatible with the approved *plot plan* and provide inspection at various stages of grading to verify compliance.

Engineering Services will review a *stormwater management plan* and/or *lot grading plans* for conformance with the General Municipal Service Standards and advise their approval or refusal of the plans (coordinate with the designer for completion and approval of the document).

7. Procedures

Refer to the Residential Lot Grading Procedure.

8. Cross Reference

Sturgeon County's Land Use Bylaw
Sturgeon County's General Municipal Servicing Standards
Alberta Building Code, 2014