



## BYLAW 5917

DATE OF CONSOLIDATION: April 20, 2026

### Amendment History:

BYLAW 6519	<i>Amends Schedule A; Deletes Schedules C, D, E, F, and G; Amends s.2c; Amends s.9; Amends s.13.</i>
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#### DISCLAIMER:

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Bylaw last revised: April 20, 2026  
Effective: April 14, 2026  
Bylaw 6519

BYLAW 5917  
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A BYLAW OF THE CITY OF LETHBRIDGE  
PASSED PURSUANT TO THE PROVISIONS OF  
THE MUNICIPAL GOVERNMENT ACT OF ALBERTA

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WHEREAS the Legislature of the Province of Alberta has passed the Municipal Government Act, R.S.A. 2000, Chapter M-26;

AND WHEREAS the Municipal Government Act R.S.A. 2000, c M-26 and amendments thereto authorizes a municipality to pass bylaws respecting public utilities, the protection of property and the enforcement of bylaws;

AND WHEREAS the Municipal Government Act R.S.A. 2000, c M-26 and amendments thereto authorizes a municipality to deal with development, and provide for a system of permits;

AND WHEREAS it is desirable to ensure that properties are graded at the completion of construction in compliance with approved grades;

NOW THEREFORE, THE COUNCIL OF THE CITY OF LETHBRIDGE, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. This Bylaw shall be known as "The City of Lethbridge Lot Grading Bylaw."
2. In this Bylaw:
  - (a) "APPLICANT" means the person who has applied for a building permit for the construction of a building.
  - (b) "AS BUILT DRAWING" is a drawing, supplied by the applicant, which depicts a lot upon completion of grading.
  - (c) "AS CONSTRUCTED GRADE CERTIFICATE" is a post-construction Plot Plan, completed in a form satisfactory to the City Manager, bearing the stamp or seal, and signature of :

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- i. A Registered Alberta Land Surveyor, as that term is used in the Land Surveyor's Act; or

- ii. A Professional engineer, as that term is used in the Engineering and Geoscience Act; or
  - iii. A Registered architect, as that term is used in the Architects Act.
- (d) “BUILDER” means a person directly responsible for the construction of a building and may be an Applicant or another entity designated by the Applicant.
  - (e) “BUILDING GRADE PLAN” means a drawing indicating the suggested grades for a piece of property which has been authorized by the City of Lethbridge Infrastructure Department to allow for construction.
  - (f) “CITY” means the Municipal Corporation of the City of Lethbridge.
  - (g) “CITY COUNCIL” means the municipal council of the City.
  - (h) “LOT GRADING PERMIT” means a permit issued by the City pursuant to this Bylaw.
  - (i) “PERSON” means an Applicant or Builder as applicable.
  - (j) “PLOT PLAN” means a plan view of a lot, showing the proposed location of the home and any other information required in this Bylaw or other Bylaws of the City of Lethbridge.
  - (k) “SIDE YARD” means the area between the side of the building and the property line.
3. It is the purpose of this Bylaw to stipulate the conditions, requirements and fees for permits for the grading of a lot upon which a building is sited.
  4. All schedules attached to this Bylaw shall form part of this Bylaw.
  5. If a Builder identifies any grade discrepancy on site, that Builder must contact the developer or his delegate and have the grade discrepancy resolved. The Builder is responsible for making homeowners aware that they must not grade their lot until a final As Constructed Grade Certificate has been completed by the Builder. Noncompliance will be noted on file for future reference.
  6. A person who applies for the construction of a single detached dwelling, semi-detached dwelling, duplex, three-plex or four-plex, shall obtain a Lot Grading Permit from the City prior to beginning construction. The Builder must complete the lot grading as per the approved Building Grade Plan. A tolerance of plus or

minus five (5) cm will be acceptable. A subgrade tolerance of minus five (5) cm to minus twenty (20) cm will also be acceptable.

7. Building Grade Plans submitted with a Lot Grading Permit or an As Constructed Grade Certificate shall show:
  - a. All corner grades of the lot;
  - b. Elevations at top of foundation walls;
  - c. The drainage pattern of the lot;
  - d. Rights of way and easements;
  - e. Dimensions from property lines to the building;
  - f. Top of footing elevations;

All information on the Building Grade Plan shall be legible and drawn to a scale of 1:200.

The City of Lethbridge may charge a fee as set out in Schedule "A" for the issuance of Lot Grading Permits.

8.
  - a) A person who applies for a building permit for a dwelling, other than a building for which Professional Involvement is required, must submit to the City of Lethbridge an As Constructed Grade Certificate for the parcel of land to which the Lot Grading Permit relates within twelve (12) months of the final building inspection.
  - b) Every As Constructed Grade Certificate required by this Bylaw must:
    - i. Demonstrate that it conforms to the Building Grade Plan provided prior to foundation wall construction.
    - ii. State that the lot grading as shown on the Building Grade Plan will provide positive slope to the property lines and will not have any adverse effect on the common boundary with adjacent properties.
    - iii. Be prepared no earlier than that time after the final heavy load of materials (i.e. gypsum board) has been delivered to site.
  - c) A person who fails to obtain a Lot Grading Permit, or a person who fails to submit an As Constructed Grade Certificate shall be subject to penalties as stated in Schedule "B".

9. The Builder or Applicant may apply in writing for an extension of time within which to submit an As Constructed Grade Slip by submitting a request, along with the prescribed non-refundable fee, not less than five (5) working days prior to the expiry date of the original filing deadline.  

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10. The fee for each permit shall be paid at the time the application is submitted.
11. Any person guilty of an infraction or breach of any of the provisions of this Bylaw shall upon conviction be liable to a fine not exceeding Ten Thousand (\$10,000.00) Dollars.
12. It is the intention of City Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of City Council that if any provisions of this Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.
13. The City shall issue Notices of Compliance, Field Compliance or Non Compliance in approximately the form as set out in a form satisfactory to the City Manager.  

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14. Bylaw 5829 is hereby repealed.
15. This Bylaw shall come into force and effect on the date of final passing thereof.

READ A FIRST TIME this 19<sup>th</sup> day of January, 2015

READ A SECOND TIME this 2<sup>nd</sup> day of February, 2015

READ A THIRD TIME this 2<sup>nd</sup> day of February, 2015

C.A. Spearman (Sgd.)  
Mayor

A. Neufeld (Sgd.)  
City Clerk

Schedule Amended: April 20, 2026  
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**SCHEDULE "A"**  
**PERMIT FEES**

Lot Grading Permit Fee	\$125.00
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Extension fee submitted prior to expiration date (non-refundable)	\$100.00
Extension fee submitted after expiration date (non-refundable)	\$200.00

**SCHEDULE "B"**  
**PENALTIES**

Failing to obtain a lot grading permit prior to Construction start	\$1000.00
Failing to submit an As Constructed Grade Certificate	\$1000.00

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### **Schedule "C"**

DELETED

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**Schedule “D”**

DELETED

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**Schedule "E"**

DELETED

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**Schedule "F"**

DELETED

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**Schedule “G”**

DELETED

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