

Beaumont Lot Grading FAQ

General

How do I get my grade approved?

For information on the rough and final grade approval requirements and steps, refer to the [Lot Grading Guidelines document](#).

How do I get my landscaping deposit back?

Landscaping deposits are held by the builder or the developer. Please contact your builder or developer for more information; Beaumont does not hold this deposit.

When does lot grading season start?

The lot grading inspection season typically runs from June 1 to October 15. These dates are weather and condition dependent. Any application received after October 1 may not get inspected before the season closes.

Builder Information

When will the lot be inspected?

Rough grade inspections will not occur until final occupancy has been granted by the Building Inspections Department, no exceptions.

How do I request an inspection?

All inspections require a written request and must include a rough grade certificate. Receipt of the certificate is not considered a request for inspection. Please email all requests to lotgrading@beaumont.ab.ca or fax to 780-929-8729 and include the email address to which you want inspection reports sent. Requests by email are preferred.

How long does it take to have the rough grade approved?

Rough grade inspections are typically completed within 2-3 weeks. Inspection timelines are weather and volume dependent, and can vary from season to season. All times are given as estimates only.

How do I get my damage deposit refunded?

Once both the rough grade inspection and the final damage inspection have been approved, the refund will be processed automatically. Ensure your current address is on file in order to receive your refund as quickly as possible. All cheques are issued to the name of the applicant on the building permit, and cheques are sent in the mail, no exceptions.

How do I know if the lot has passed inspection?

Once your lot has been inspected, an inspection report will be forwarded to the email address you provided. Please provide the most current information on your inspection request in order to receive your reports in a timely fashion.

I damaged the sidewalk on the lot; what do I do now?

Final damage inspection will occur at time of rough grade inspection. If damages exist on the curb or sidewalk that were not previously recorded at the initial damage inspection, the damages will be added to the following years' repair list and deducted from the deposit on file. Any remaining funds will be refunded. In addition to sidewalk and curb, the final damage inspection includes CC valve and third pipe.

Homeowner Information

I spread my topsoil; what do I do next?

Once your final grade is in place, you must send a request to either an Alberta Land Surveyor or a Professional Engineer/Professional Technologist to prepare a lot plan of as-built elevations, known as a final grade certificate.

How do I request an inspection?

All inspections require payment of an inspection fee and submission of a final grade certificate.

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What are the fees for final grade inspection?

Inspection fees are subject to change from year to year. Refer to Appendix A in the [Lot Grading Guidelines](#) document for the current inspection fee chart.

Where do I pay for the inspection?

The fee is payable at the main reception in the Town Office at 5600-49 St. Debit, cash, or cheque are accepted.

Why do I have to pay the inspection fee?

The final grade inspection is a service provided by Beaumont to residents which includes the inspection, a re-inspection if required, and all necessary approval documentation.

How do I submit my final grade certificate?

Final grade certificates can be forwarded to lotgrading@beaumont.ab.ca or faxed to 780-929-8729.

My builder is taking a long time to get my grading done, what do I do?

The builder is responsible to achieve rough grade approval within 18 months from the date final occupancy was granted.

What happens if I proceed with landscaping and my rough grade isn't approved?

You can be subject to penalty under the [Surface Drainage Bylaw 732-08](#).

I'm not sure if my rough grade is approved; who do I check with?

To obtain the status of your rough grade please contact your builder.

How long does it take to have the final grade approved?

Final grade inspections are typically done within 4-5 business days (weather dependent).

Can I have my approval letter/certificate emailed or can I pick it up?

Due to the volume of approval documents we process, all letters are mailed to the registered homeowner.

How do I know if my lot has passed inspection?

A pink door tag will be left at your front door informing you of whether the grade was approved or denied. If approved, your approval letter will be mailed. If denied, please refer to the door tag for additional information.

Do I have to put down topsoil everywhere to have my final grade approved or can I put down other materials?

Any type of material that will form your final grade needs to be in place at the time of the inspection. If rocks or wood chips are part of your landscaping plan, the clay base must be raised to final grade to promote surface drainage. Water will flow over the base surface, which is considered the final grade, not over the rocks or wood chips.

My neighbours dirt keeps washing onto my property, what do I do?

When problems arise, we encourage residents to speak to their neighbours and try to be understanding in areas of new construction. Topsoil is usually not washed onto adjacent properties intentionally and installing some kind of temporary barricade can help correct the issue until the yard has been approved and the sod has been put down.

What are the architectural guidelines in my neighbourhood?

Architectural guidelines are set by the developer. For more information contact the developer in your neighbourhood.

What is my landscaping responsibility on the boulevard?

The developer is responsible for finishing the boulevard but can sometimes take up to two years to complete.

Can I plant a tree on my boulevard?

No, boulevards are landscaped according to requirements that have been predetermined.

What part of the fence am I responsible for?

Homeowners are responsible for maintenance of all fences surrounding their property.