

Subject: Residential Grade Slip Expiration Timeline

Background:

The City issues residential grade slips for the installation of new water, sanitary, and storm sewer services to single and semi-detached homes in redevelopment areas. In new communities, where services are pre-installed by the developer, the City does not issue grade slips.

Residential grade slips include design specifications for the horizontal location and vertical elevation of the proposed services. Additionally, the City provides on-site survey and paint markings to indicate the location of these services.

Currently, grade slips are valid for two years from the date of issuance. This has caused problems during construction, as indemnified contractors often find the grade slip expiring before they can begin work. This necessitates reissuing the grade slip, leading to unnecessary delays for the development industry and additional work for the City.

Solution:

To address this issue, starting **April 1, 2025**, grade slips will no longer have an expiration date. They will remain valid for construction as long as the associated Development Permit (DP) is active and has not lapsed or been cancelled. If a new development permit supersedes the existing one, a new grade slip will be applied for accordingly.

Survey will only be conducted when the original grade slip is issued. If the developer or their representatives need new paint markings or survey data, they must apply to the City for a new grade slip to facilitate the survey.

For more information, please contact Derek Kinrade at derek.kinrade@calgary.ca