



Development Advisory – 2026-001

Lot Grading Certificate Process Change

June 4, 2026

The purpose of this advisory is to provide builders and developers with information regarding a change in process related to Lot Grading Certificates for new construction of Simple Developments. Currently, the Zoning Bylaw states that a Development Officer may require a Lot Grading Certificate as part of a development permit. However, it has not been a mandatory requirement.

Effective November 1, 2026, all development permit applications received on or after that date shall include a condition that a mandatory Lot Grading Certificate is required prior to occupancy. This will apply to all Simple Developments, as defined in the Lot Grading Guidelines for Simple Developments. Country Residential developments will not require a mandatory Lot Grading Certificate.

The Lot Grading Guidelines for Simple Developments includes tolerances and information for grading at both the rough and final grading stages. At minimum, completion of rough grading and a Lot Grading Certificate will be required prior to occupancy. Where final grading is completed prior to occupancy, the City will accept a Lot Grading Certificate at the final grading stage. In this case, a certificate at the rough grading stage is not required. More details will be provided in an updated version of the Lot Grading Guidelines for Simple Developments.

Please note that there is no change to the current process for Complex Developments. All Complex Developments that include engineered civil works rely on the Engineer of Record to verify through the Record Drawings that the grading has been carried out in accordance with the design.

If you have any specific questions or require clarification, please contact Development Engineering at developmentengineering@whitehorse.ca

This advisory is issued by The City of Whitehorse. Advisories have no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect. The City of Whitehorse accepts no responsibility to persons relying solely on this information.