

Regulations and Design Guidelines for Primary Dwellings

NEIGHBOURHOOD INFILL DEVELOPMENT STRATEGY



City of
Saskatoon

Planning & Development

Photo by Pete Lawrence Photography

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This brochure is intended to assist you with planning, designing, and constructing your infill dwelling. It provides regulations you must follow when constructing an infill dwelling and design guidelines to assist with the design of your dwelling and site. Both the regulations and design guidelines help to ensure that your project is compatible with Saskatoon's older residential areas.



This document has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Planning and Development Department for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information. Updates and changes to this document can occur without notice and at the discretion of the City of Saskatoon, Planning and Development Department.



Building Design Guidelines

These design guidelines provide assistance in designing infill dwellings that are compatible with Saskatoon's established residential areas.

GENERAL

- ❖ While the maximum height of a dwelling is regulated in the Zoning Bylaw, the height of the dwelling should also be sensitive to that of the adjacent existing dwellings and the context of the street.
- ❖ Semi-detached dwellings should be massed to respect the existing street pattern and should be designed to be compatible with single-detached dwellings along the block face.



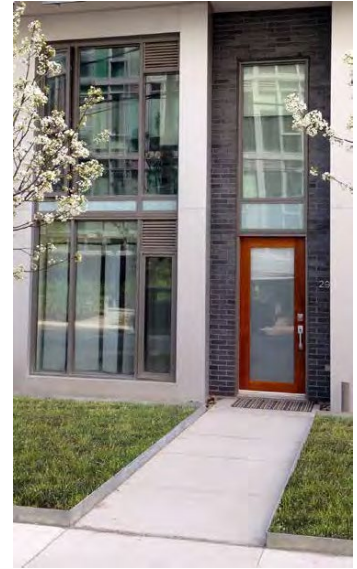
HERITAGE PROPERTIES

- ❖ New homes and renovations to existing heritage properties should be complementary in scale, massing, and height.
- ❖ Heritage properties should generally be limited to their existing height, not including the cornice or parapet, to encourage the retention of these key features.
- ❖ On blocks with significant heritage frontages, new buildings should have a height-to-width ratio that is similar to existing buildings.



ENTRANCES

- ❖ Main entrances should face the street, be clearly visible, and be directly accessible from the public sidewalk.
- ❖ Main entrances should generally be one storey in height with sufficient cover and integration into the overall building design. Entrances expressed through the use of double-height columns or arches are discouraged.
- ❖ Main entrances should be designed to provide weather protection and can include features such as recessed entries, front porches, and verandas.
- ❖ Where the main entry of the principal dwelling cannot be accommodated in the front yard based on site-specific constraints, the main entry can be located in the side yard, provided the front-yard facade is designed to create a strong sense of entry from the front yard.
- ❖ Side-yard entrances should be located close to grade to protect the privacy of neighbouring properties.
- ❖ Multi-unit buildings should provide individual unit entrances, visible from adjacent sidewalks, to create a safe streetscape.
- ❖ Secondary entrances should not be dominant, but should be easily accessible and convenient to access via adjacent parking areas.
- ❖ The design and location of building entrances should adhere to the principles of “Crime Prevention Through Environmental Design.”



FAÇADES

Despite a mix of architectural styles throughout established neighbourhoods in the city of Saskatoon, design and construction quality should reflect a high level of craftsmanship.

- ❖ Consistent rhythms of similar details and architectural elements should be used to reinforce the continuity of the street and create a strong neighbourhood character.
- ❖ Buildings should use a variety of materials and architectural details, both vertical and horizontal, to break up the façade. Such articulation should include three-dimensional depth and composition, which can be achieved by varying the massing of the façade through the use of bays, recesses, reveals, substantial trim, and secondary building elements, including porches, verandas, balconies, and bay windows.
- ❖ Façade renovations should be in keeping with the original building articulation, using those elements that are intact and replacing those that are missing or damaged.
- ❖ Additions or renovations to heritage properties should reintegrate key aspects of heritage design that have been lost through degradation or previous alterations.

DOORS AND WINDOWS

- ❖ To maintain privacy of neighbouring properties, the location of doors and windows within the side yard should not be aligned with doors and windows of neighbouring properties.
- ❖ Windows should be arranged to enhance views and provide natural ventilation and light without sacrificing privacy to the primary or adjacent dwellings.
- ❖ Skylights should be coordinated with other roof and building elements and located behind the roof ridge away from public view.



ROOFS AND DORMERS

Roofs

- ❖ A variety of roof lines and shapes should occur within each residential block, but new dwellings and additions to existing dwellings should maintain a consistent scale and height with existing adjacent dwellings.
- ❖ Roof materials and colours should complement the building materials and the overall building design.
- ❖ Roofs covering secondary or subordinate portions of the dwelling should generally match the slope and proportion of the primary roof and should be designed as an integral component of the overall building design.
- ❖ Porch roofs should be no greater than one storey in height.

Dormers

- ❖ Dormers and secondary roof components should be positioned and proportioned to remain secondary to the primary roof form.
- ❖ Dormers on upper storeys should remain relatively small in order to maintain appropriate building and roof proportions.



BALCONIES, PORCHES, AND DECKS

Building projections (i.e. balconies, porches, decks, and stairs) are encouraged as transitional elements that provide access, amenity space, and weather protection.

Balconies

To maintain privacy of neighbouring rear yards, if balconies are provided above the ground floor of dwellings in the rear yard, they should be inset within the rear façade of the dwelling and should be designed as integral parts of the building.

Porches and Decks

Porch roofs should be no greater than 3.2 metres in height above the finished floor elevation of the ground floor.

MATERIALS

Finish materials should extend to all sides of the building, including building projections.

- ❖ Building materials should be chosen for their functionality and aesthetic quality, as well as their energy and maintenance efficiency.
- ❖ Additions or renovations to heritage properties should use materials that match or enhance the original structure.
- ❖ Renovations and alterations to heritage properties should involve a heritage professional in order to ensure the most appropriate renovation materials and techniques are employed.

UTILITIES AND WATER STORAGE

- ❖ Electrical and gas meters should be placed in discreet locations and/or screened from public view.
- ❖ All garbage and recycling bins should be stored on site in designated locations, screened from public view.
- ❖ Garbage and recycling storage areas should be integrated into the design of the principal dwelling or garden/garage suite and screened from public view where feasible.



LOCATION OF MECHANICAL UNITS

- ❖ Units, such as air conditioners, heat exchangers, or similar units that produce noise, should be located an adequate distance from openable windows and doors on adjacent dwellings. It is recommended that distance be at least 3 metres.
- ❖ Units should be located at a height lower than an adjacent fence, to minimize noise and visibility from adjacent dwellings.
- ❖ If the unit is visible from a public street, adequate screening and landscaping should be provided.
- ❖ Units should be regularly maintained so they do not produce excess noise.

SUSTAINABLE BUILDING DESIGN

Waste Water

- ❖ Waste management, water-use reduction, and wastewater technologies should be explored where possible. Rain barrels or cisterns can be designed into new buildings to accommodate grey water irrigation.

Passive Solar Design

- ❖ Trees and vegetation, openable windows, treated glass, roof coverings, and other building elements should be selected to take advantage of natural means of regulating interior temperature, lighting, and other environmental variables. Indirect natural light should be maximized.

Energy Efficiency

- ❖ Life-cycle cost analysis should be used to evaluate mechanical, electrical, and plumbing systems, as well as to evaluate design options for habitable spaces.
- ❖ Buildings and windows should be oriented and designed such that natural means of heating, cooling, ventilating, and lighting interior spaces are maximized.
- ❖ Outdoor lighting systems should incorporate LED technology to reduce energy and maintenance.



Site Design Guidelines

Site design refers to how your lot is designed and what factors need to be considered when laying out the site. It considers details such as amount and location of parking, drainage, grading, and location of existing trees.

PARKING

Homeowners are encouraged to provide on-site parking; in particular, in those areas adjacent to major employment and education institutions.

In all areas, where rear lanes exist, on-site parking should be provided in the rear and accessed from the rear lane. Where lanes do not exist, parking should be provided in front yards.

LOT GRADING

Site grading plans are required for new one-unit, two-unit, semi-detached, three and four-unit dwelling construction located in infill development areas and must be submitted in conjunction with the building permit application. This requirement is generally applicable to neighbourhoods that were developed prior to 1975, where no lot grading plans exist.

For additional information on applicability and plan specifications, please refer to: [Infill Site Grading](#) | saskatoon.ca.



INTERNAL PATHWAYS

All accessible areas, including sidewalks and internal pathways, should be barrier free and constructed of materials chosen for their functionality, as well as their maintenance efficiency.

- ❖ The preferred surface treatment is brushed concrete.
- ❖ Internal pathways should have a minimum width of 1.2 metres to facilitate barrier-free access and should integrate seamlessly with the adjacent sidewalk, on-site surface parking areas, main and secondary dwelling entrances, garage entrances, porches, decks, and other access points between the dwelling and accessory buildings.
- ❖ Trees, landscaping, mechanical units, and site furnishings should not obstruct the path of travel.
- ❖ Access structures, such as ramps, should be designed as integrated components of infill development.

LIGHTING

Internal pathways should incorporate pedestrian-scaled lighting at key locations, including main and secondary dwelling entrances.

- ❖ Pedestrian-scaled lighting may be freestanding or wall mounted depending on the desired application, should be down-lit to avoid light pollution, and should be provided adjacent to rear lanes to enhance the perception of safety.

AMENITY SPACE

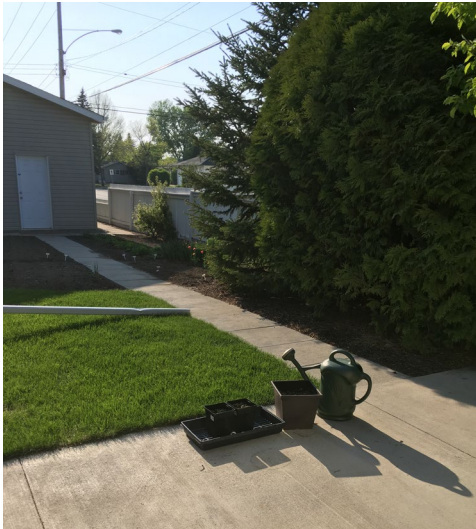
Three metres of the minimum 6 metre front-yard setback should be free of encroachments and dedicated to front-yard landscaping. Private outdoor amenity space should be provided in the rear yard.



LANDSCAPING

Existing trees, tree stands, and vegetation shall be protected and incorporated into infill development as much as possible.

- ❖ City-owned boulevard trees shall not be removed or disturbed as a result of new development. Tree-protection measures, including fencing and root-disturbance protection, shall be required as a condition of building/subdivision permit.
- ❖ New trees should be planted to contribute to the existing tree canopy of the neighbourhood.
- ❖ Where appropriate, retaining walls should be incorporated into the overall landscaping plan for the site. They should be low in profile and designed in a manner which is compatible with the streetscape.
- ❖ The design of private outdoor amenity spaces and site landscaping features should incorporate sustainable site design principles.



SUSTAINABLE SITE DESIGN

Recommended landscape materials should include non-invasive, non-cultivar species that are native to the city of Saskatoon to support sustainable urban biodiversity.

- ❖ Site design should reduce impervious hard surfaces wherever possible, and grading should direct storm water away from paved areas and impervious surfaces.
- ❖ Porous pavement and landscaped areas with adequate size and soil conditions should be used where possible to capture roof drainage and surface runoff within parking areas and adjacent internal pathways, and to increase the total amount of absorbed runoff infiltration.
- ❖ Drainage swales and planters planted with salt-tolerant shrubs and grasses should be considered adjacent to rear-yard surface parking areas, driveways, and access points to filter storm water before it enters the ground.
- ❖ Snow storage locations should be provided within rear-yard surface parking areas and adjacent to existing rear lanes.
- ❖ Storm water runoff should be evenly distributed to adjacent on-site landscaped areas through the provision of multiple downspouts.

Xeriscaping

Xeriscaping is the type of landscaping and gardening that reduces or eliminates the need for supplemental water from irrigation. Xeriscaping relies on species of native plants and plants from similar climates that are drought tolerant.

Landscape design should incorporate xeriscaping strategies to minimize water consumption including the use of mulches and compost, alternatives to grass, and rainwater-collection systems.



TREE PROTECTION

Trees on City property are valuable assets and an integral part of Saskatoon's urban forest. They provide various environmental, economic and social benefits to the community. Protecting and preserving city trees is essential to ensuring these benefits continue well into the future.

The City's new Tree Protection Bylaw was created to protect trees located on City property (e.g., boulevards, medians, parks and natural areas) and regulate work occurring near them.

For more information, please visit [Tree Protection Requirements](#) | saskatoon.ca.



Zoning Bylaw Regulations

This section provides information on the Zoning Bylaw regulations that apply to one-unit, two-unit, semi-detached, three and four unit dwellings in the established neighbourhoods in Saskatoon.

There are four main zoning districts that provide for low-density residential development. Up to four dwelling units are permitted in all low-density residential zoning districts (R1, R1A, R1B and R2 Zoning Districts.)

To determine what zoning district your site is located in, visit [Digital Zoning Bylaw – Maps](#) | saskatoon.ca, or contact Planning and Development at 306-975-2645.

Development Standards, including site width, setback, building height and site coverage can be found in the Zoning Bylaw. A digital version of the Zoning Bylaw can be found at [Digital Zoning Bylaw](#) | saskatoon.ca



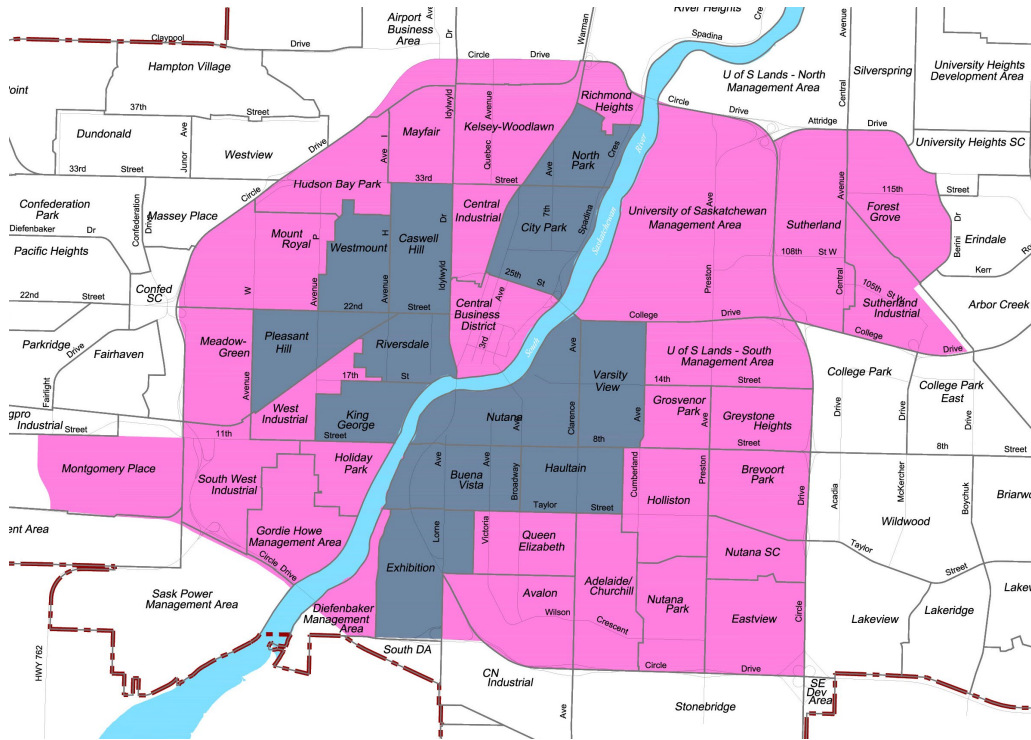
CATEGORY 1 AND CATEGORY 2 NEIGHBOURHOODS

The established neighbourhoods are the older residential areas of the city that were developed in both the pre- and post-war periods. The established neighbourhoods are defined in the Zoning Bylaw and include neighbourhoods located within Circle Drive, Sutherland, and Montgomery Place.

In recognition of the significant difference in housing patterns, two categories of zoning standards are in effect. Category 1 generally refers to pre-war neighbourhoods and Category 2 reflects standards for post-war neighbourhoods.

Category 1 Neighbourhoods (in blue): King George, Pleasant Hill, Riversdale, Westmount, Caswell Hill, Nutana, Buena Vista, Haultain, Varsity View, City Park, North Park, and Exhibition.

Category 2 Neighbourhoods (in pink): Hudson Bay, Mayfair, Kelsey-Woodlawn, Richmond Heights, Sutherland, Forest Grove, Greystone Heights, Grosvenor, Brevoort Park, Nutana S.C., Eastview, Nutana Park, Adelaide/Churchill, Queen Elizabeth, Avalon, Holiday Park, Montgomery Place, Mount Royal, and Meadowgreen.



Illustrative Diagrams for Selected Regulations

Building Height

Building height is the vertical distance from the grade level to the mean height between the eaves and the ridge for a gable, hip, or gambrel roof.

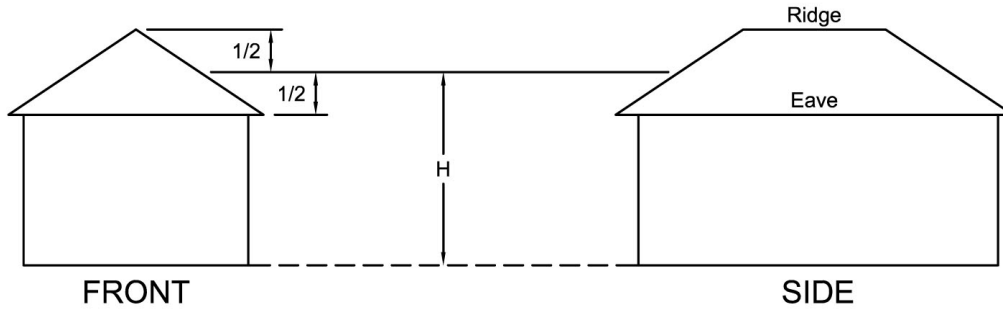


Figure 3 – Building Height Interpretation

Flat Roofed Dwellings

A flat roof has a pitch of less than 2:12, and dwellings must conform to the following requirements shown in Figure 4.

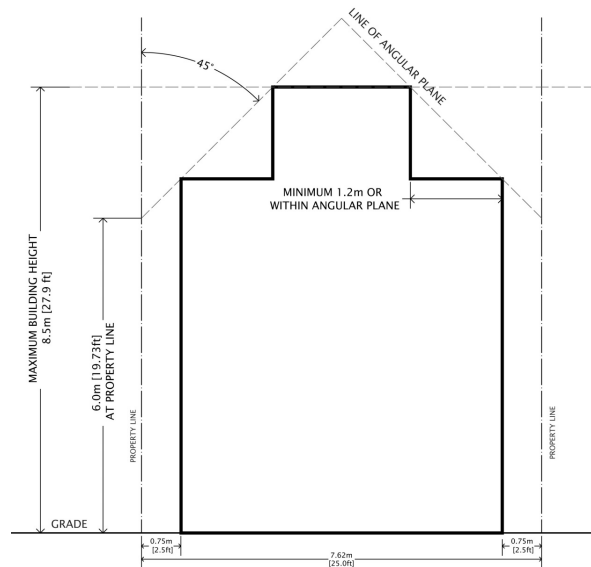


Figure 4 – Flat-Roofed Dwelling



ALLOWABLE SIDEWALL AREA

The regulation for allowable sidewall area has been established to limit the height and massing of primary dwellings. This regulation ensures that infill development is more compatible with the character of the established neighbourhoods. The allowable sidewall area for primary dwellings includes all portions of the sidewall located under the eaves, which face the same direction (shown in green in Figure 5).

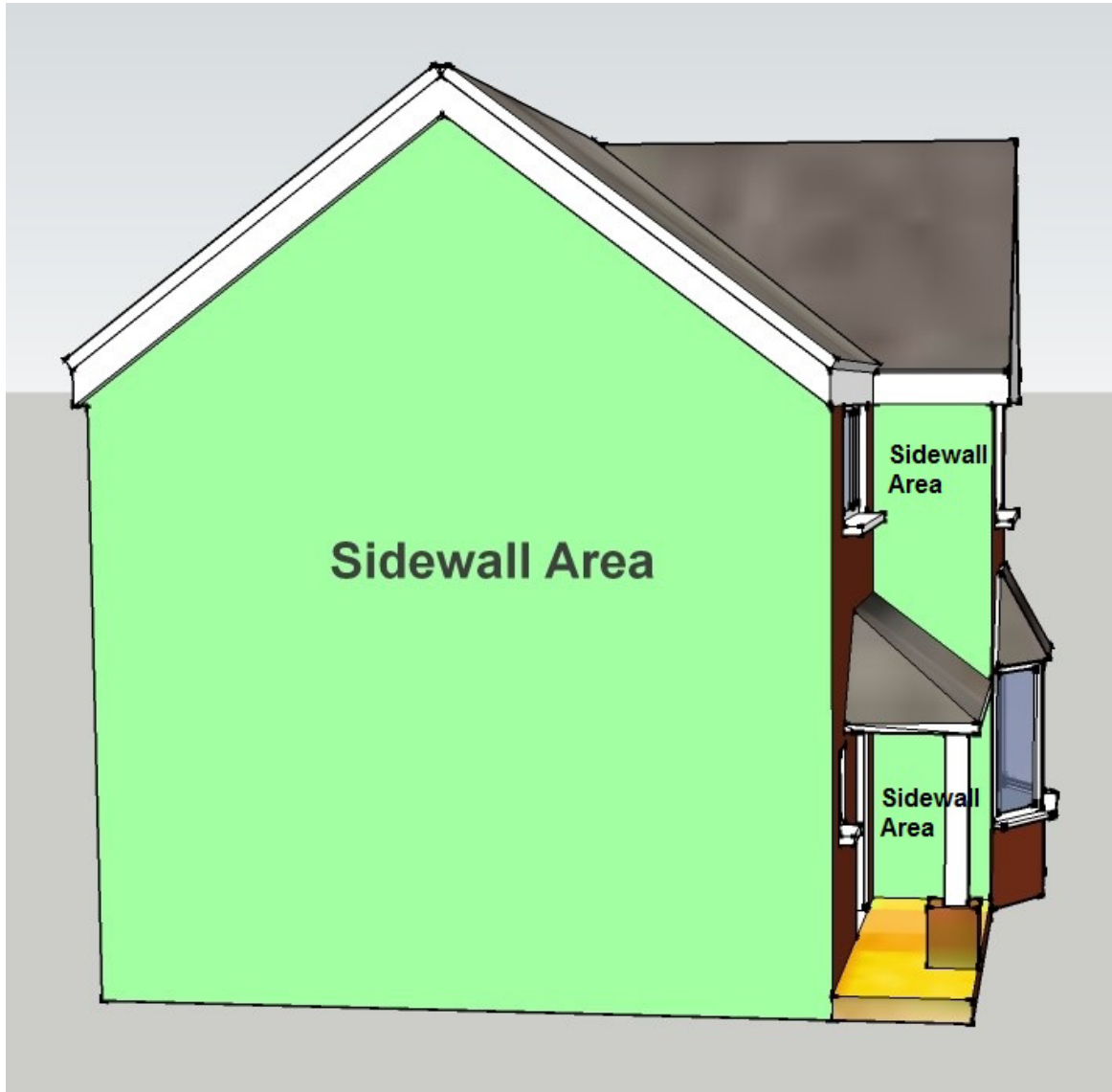


Figure 5 – Sidewall Area Illustration



The allowable sidewall area must not exceed the area determined by the following calculations:

Step One: Determine wall height

The wall height is determined by a 45 degree angular plane, measured from a height of 6 metres, projecting vertically from the side property line. The allowable wall height is determined where the building setback intersects the 45 degree angular plane.

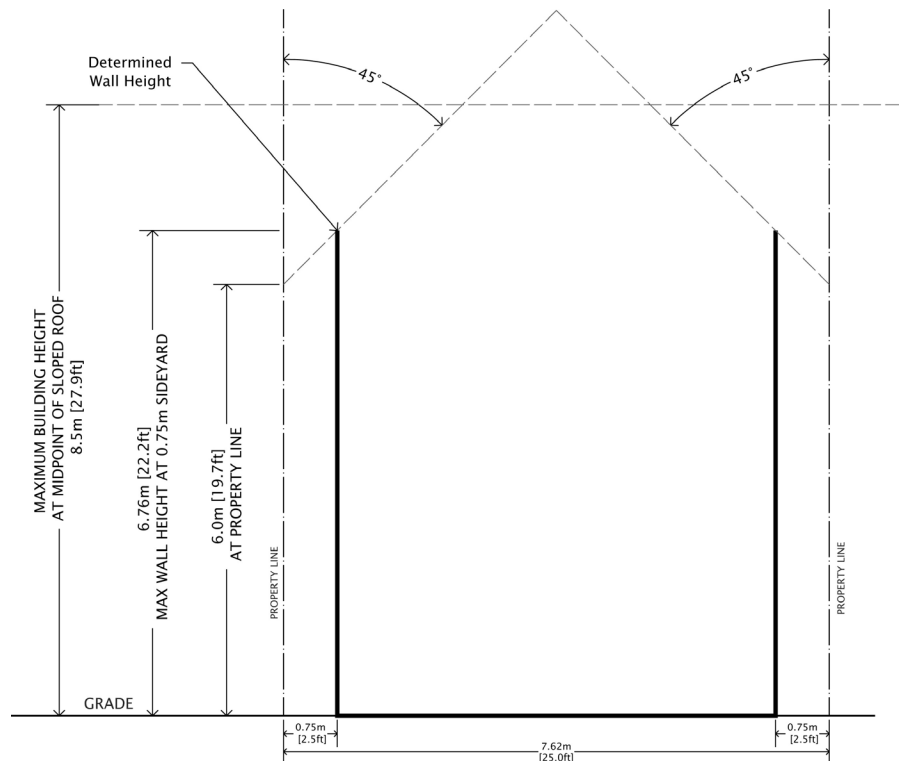


Figure 6 – Determine Wall Height

Step Two: Determine wall length

- a) For sites less than 40 metres in depth, the maximum wall length is 14 metres.
- b) For sites greater than 40 metres in depth, the wall length is determined by site depth x 50% minus the required front-yard setback.

Step Three: Allowable sidewall area is calculated by multiplying building height and wall length

Example

For a site that is 7.5 metres in width and 39 metres in length the allowable sidewall area is calculated as follows:

- ❖ If a 0.75 metre side yard is provided, the **wall height** is 6.75 metres
- ❖ For a site 39 metres in depth, the **building wall length** is 14 metres.
- ❖ Therefore, the allowable sidewall area is $6.75 \times 14 = 94.5$ square metres.



CATEGORY 1 NEIGHBOURHOODS ONLY

Front Porch Encroachment

A porch on the front of the dwelling may encroach into the required front yard as illustrated in Figure 7.

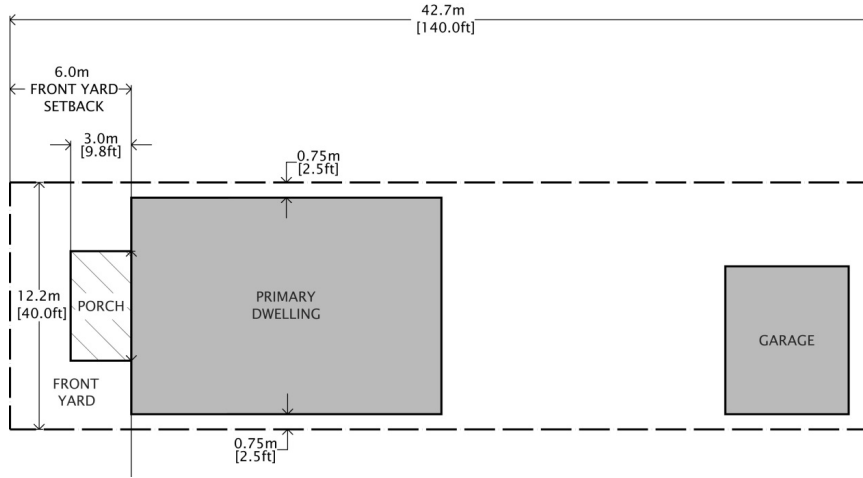


Figure 7 – Front Porch Encroachment

Height of the Front Door

The maximum height of the finished floor height shall not be more than 1 metre in height above the finished grade.

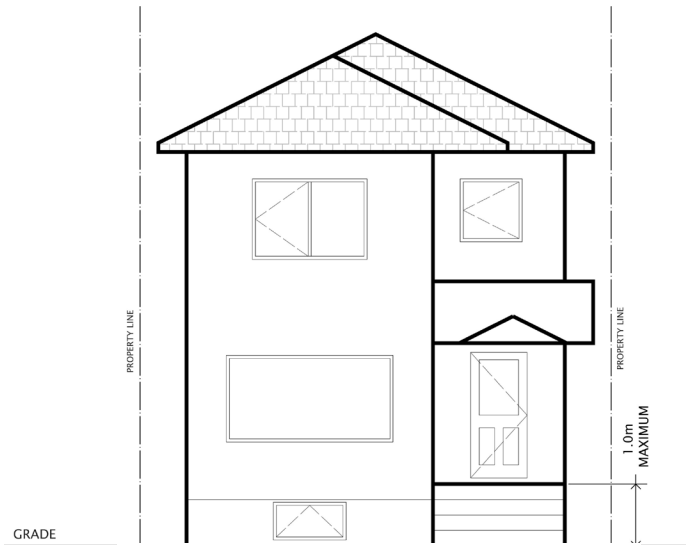


Figure 8 – Height of Front Door



Accessory Uses and Structures

FENCES

The erection of any fence or gate does not require a development permit, but must conform to the following:

The Zoning Bylaw contains the regulations governing the height and location of fences built on residential properties. Fences built within these regulations do not require a building permit.

Fence heights are limited to 1 metre in front yards and 2 metres in side and rear yards.

The required front yard is the area from the front property line to the minimum front building line as established in each zoning district.

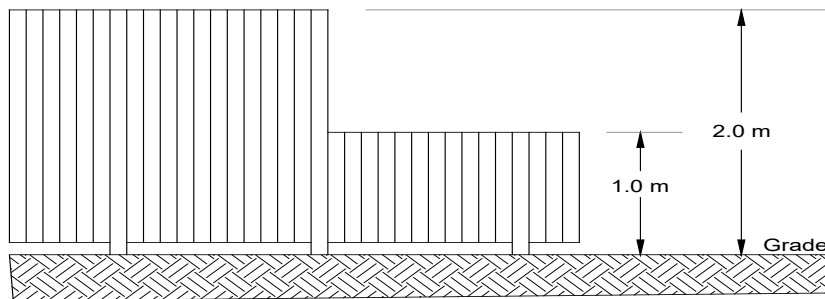


Figure 9 – Fence Height in a Required Front and Side Yards

The minimum required front-yard depth for most residential districts is 6 metres except:

- ❖ R1 = 9 metres required front yard for sites more than 34 metres deep.
- ❖ R1B = 3 to 6 metres required front yard.

In the case of corner lots, fences and vegetation higher than 1 metre in height cannot be situated in a triangular zone measured 6 metres in each direction from the street corner of the property. In addition, fences and vegetation less than 1 metre in height will not be permitted if they obstruct the view of vehicular traffic.



RESIDENTIAL DECKS AND PATIOS

Building permits are required for all decks except when the deck:

- ❖ Is less than or equal to 200 millimetres (8 inches) above grade, or
- ❖ Is less than or equal to 2.25 square metres (25 square feet) and less than or equal to 600 millimetres (24 inches) above grade and serves only one dwelling unit.
- ❖ In all cases, a permit is required if the deck has more than two risers.



Required Information for Permit Applications:

1. A site plan or a Surveyor's Certificate showing the proposed deck with distances shown to property lines and accessory buildings. (NOTE: It is the responsibility of the owner to contact Information Services Corporation [Land Titles] and utility companies to locate all utility lines and easements).
2. A plan showing the location of piles, beams, and columns.
3. Information regarding materials, dimensions, and construction.
4. Any structural changes to the dwelling unit resulting from the deck location (patio doors, etc.).

Zoning Information:

Decks more than 600 millimetres (24 inches) above grade:

- ❖ Must be 4.5 metres (15 feet) minimum from the rear property line (3 metres if a corner site).
- ❖ Must be 600 millimetres (24 inches) from the side property line in most cases (R1 zoning requires 1.2 metres [4 feet]).

Decks measuring not more than 600 millimetres (24 inches) above grade must be located at least 3 metres (10 feet) from the rear property line.

Decks more than 400 millimetres (16 inches) above grade cannot project more than 1.8 metres (six feet) into a required front yard and cannot be enclosed (see the Zoning Bylaw for required front-yard distances).



SHEDS

A permit is not typically required for the construction of a single-storey accessory building with a gross floor area of 10 square metres (108 square feet) or less.

DETACHED GARAGES AND ACCESSORY BUILDINGS

The maximum size of all detached accessory buildings (combined) can be determined as follows:

Main floor area of the dwelling (excluding an attached garage)	Maximum of all accessory buildings combined
54 m ² or less (581 ft ²)	54m ² (581 ft ²)
54 m ² to 87 m ² (581 ft ² to 936 ft ²)	Less than the main floor area of the dwelling
Greater than 87 m ² (936 ft ²)	87 m ² (936 ft ²)

- ❖ The combined floor area of all accessory buildings in the rear yard cannot exceed 30% to 50% of the rear yard depending on the size of the lot (refer to Section 5.7 of the Zoning Bylaw for additional details).
- ❖ An accessory building cannot exceed one storey. The maximum allowable wall height is 4 metres (13 feet), and the vertical distance to the highest point on the roof must be less than 5 metres (16 feet).
- ❖ An accessory building must be at least 15 metres from the front property line or 1.2 metres (4 feet) behind the house, or at least 15 metres from the front property line and 1.2 metres from the house.
- ❖ It is recommended that an accessory building be 0.6 metres (2 feet) or greater from the side property line.
- ❖ On a corner site, an accessory building must be at least 0.75 metres (30 inches) from the side street property line and 1.5 metres (five feet) from the side street property line if it is located in an R1 zoning district.
- ❖ A detached garage must be at least 1.2 metres (four feet) from the lane if vehicle entry is from the lane.
- ❖ A cross section may be required in some instances to show the height of the garage above grade.



SECONDARY SUITES

A secondary suite is a self-contained dwelling unit consisting of cooking, bathroom, and sleeping facilities, which is located within a one-unit dwelling. A secondary suite can be created through the conversion or development of a basement or other interior space.

LEGALIZING EXISTING SUITES

Those suites that were built prior to January 1, 1999, that do not have a building permit, may be eligible for the Legalizing Existing Suites (LES) Program. The LES Program provides for alternate Building Code, occupancy, and Zoning Bylaw requirements. For information on the LES program, please visit [Legalizing Existing Suites](http://saskatoon.ca/legalizing-existing-suites) | saskatoon.ca



GARDEN AND GARAGE SUITES

A **Garden Suite** is a small self-contained, ground-oriented, dwelling unit that is accessory to a one-unit, semi-detached or two-unit dwelling. It is located in the rear yard and has cooking, food preparation, sleeping, and sanitary facilities, which are separate from those in the primary dwelling.

A **Garage Suite** is a building containing both a garden suite and an area used as a private garage and is accessory to a one-unit, semi-detached or two-unit dwelling. It is located in the rear yard.

The regulations, technical requirements, and application are included in a separate document titled *Regulations for Garden and Garage Suites*, which is available on the City of Saskatoon website.

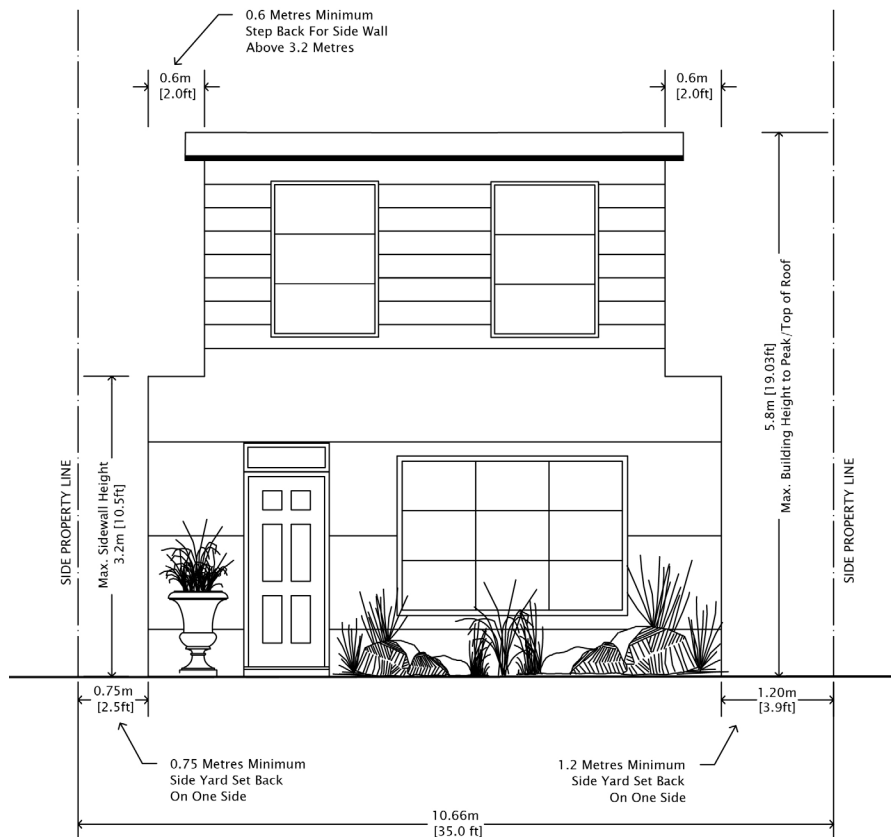


Figure 11 – Example of a garage suite in Category 1 Neighbourhood



Permits

BUILDING PERMITS

A building permit is required for the following:

- ❖ New building construction.
- ❖ Demolition, repair, relocation, changes, or additions to an existing building or structure.
- ❖ Changes to, or construction of, buildings such as garages, decks, swimming pools (including above-ground pools and hot tubs), and mobile homes.
- ❖ Structural changes to existing buildings.
- ❖ Change of occupancy or use of an existing building.
- ❖ Outbuildings larger than 10 square metres.
- ❖ Decks over 200 millimetres (8 inches) above grade and roof enclosures over existing or new decks.
- ❖ Basement development in existing buildings.

To apply online for a permit visit: saskatoon.ca/ePermitting

City of Saskatoon, Building Standards

building_standards@saskatoon.ca

222 3rd Avenue North, Saskatoon SK 306-975-2645 | www.saskatoon.ca



PLUMBING PERMITS

Plumbing installations are governed by the Saskatchewan Plumbing Regulations, as adopted and enforced by the Building Standards Plumbing Inspectors. **A plumbing permit is required whenever a plumbing system is being constructed, changed, renewed, or repaired.**

A plumbing system may not be constructed, altered, extended, renewed or repaired unless a plumbing permit has been obtained for the work. To obtain a permit, you must be a licensed plumbing contractor registered with the City of Saskatoon. It is the responsibility of the owner to ensure that the plumbing contractors comply with the regulations.

To apply online for a permit or book a plumbing inspection visit: saskatoon.ca/ePermitting

DEMOLITION PERMITS

You must complete a Request for Demolition for the demolition of any residential building including residential garages. The drawings and permit application requirements vary for different projects.

BUILDING MOVE

Approval to move a building must be obtained in order for the building to be moved within or out of City limits. A licensed building mover is required to perform building moves within the City limits. The building mover is also required to post a Performance Bond with Transportation and Utilities, Traffic Engineering Section, before a building move approval can be obtained. For more information on building, plumbing, and demolition permits, or moving a building, contact:

City of Saskatoon, Building Standards

building_standards@saskatoon.ca

222 3rd Avenue North, Saskatoon SK 306-975-2645 | www.saskatoon.ca

GAS AND ELECTRICAL PERMITS

Contractors and individuals who provide gas or electrical installation services must apply for a license with the Technical Safety Authority of Saskatchewan.

1-866-530-8599 | tsask.ca



WATER AND SEWER CONNECTIONS

Licensed Water and Sewer Contractors

Almost every building in Saskatoon is serviced by water and sewer services, which consist of mains and connections. Whether you are building a new house and need to connect to the system, are upgrading your connection, or demolishing a property, you will require the services of a licensed water and sewer contractor.

A list of licensed water and sewer contractors can be found on the City of Saskatoon website.

If you are considering developing a garden or garage suite in the future, the water and sewer system for your new dwelling can be designed to accommodate this.

LEAD WATER CONNECTION

Information on lead pipes and connections can be found at [Lead Water Pipes](#)

For more information email customercare@saskatoon.ca or call 306-975-2476 or email connections@saskatoon.ca

PRIVATE DRIVEWAY CROSSINGS (CURB CUTS)

Private driveway crossings and curb cuts are evaluated by the City. There are guidelines applied in conjunction with The Private Crossing Bylaw.

- ❖ Driveway crossings require an application and permit. The permit fee is \$575 and will be \$775 in 2025.
- ❖ Once the driveway crossing has been approved, a crossing permit may be obtained from the Transportation Division (306-975-2454).
- ❖ Driveway crossings must be at least 1.5 metres from any existing tree on City-owned land and no City-owned tree may be removed to accommodate installation of a private driveway crossing.

For more information please contact Transportation at 306-975-2454. Detailed information on this process can be found on the City of Saskatoon website.



Recycling and Waste

DURING CONSTRUCTION

Construction and demolition sites typically involve large quantities of similar materials that can be easily separated. The main components are wood, inert materials (concrete, brick, or block), metals, building materials, and miscellaneous (plastics, glass, roofing, and insulation). Much of these materials can be reused or recycled.

Black carts cannot be used for construction waste. There are many private companies that provide large bins to be used for construction waste. The bins must be removed after the project has been completed.

Deconstruction, an alternative to demolition, involves manually disassembling buildings to maximize the salvage. It includes the recovery of structural timbers, wood framing, sheathing, and even bricks. Deconstruction is labour intensive. It relies mainly on hand tools and people power to take buildings apart. While it takes longer than traditional demolition, the trade-off is job creation, business development, useful materials instead of waste, and less landfill space used. Habitat for Humanity deconstructs buildings to generate materials for sale in their ReStores.

The Saskatchewan Waste Reduction Council's online tool helps you find the best places to recycle anything from your home and workplace.

Saskatchewan Waste Reduction Council

#208, 220 - 20th Street West, Saskatoon SK 306-931-3242 | www.saskwastereduction.ca

Habitat for Humanity ReStore

122 Avenue D South, Saskatoon SK

306-343-7763 | www.habitatsaskatoon.ca/restore/



CARTS

The City and its recycling service provider, Loraas Recycle, use collection trucks with mechanical arms to empty your carts. To ensure your carts are emptied safely and quickly, they need to be properly placed.

[Black Carts \(Garbage\)](#)

[Blue Carts \(Recycling\)](#)

[Green Carts \(Organics\)](#)

For information on cart care, please visit saskatoon.ca/services-residents/waste-recycling/cart-care

COMPOST DEPOTS

Residents can access the Compost Depot at no cost. Commercial Haulers can access the Compost Depot for an annual fee. For information on the Compost Depot, please visit saskatoon.ca/services-residents/waste-recycling/organics-food-yard-waste/compost-depot

HOME COMPOSTING

Composting is the process of breaking down organic waste (such as food scraps, grass clippings, and dried leaves) into a rich soil amendment that your lawn and garden will love.

For more information on home composting techniques, including vermicomposting, visit the Saskatchewan Waste Reduction Council's composting page.

For information on home composting including rebates available for compost bins, please visit saskatoon.ca/services-residents/waste-recycling/organics-food-yard-waste/home-composting



Information for Site and Property Development

SUBDIVIDING PROPERTY

A subdivision is used to divide the land into smaller parcels for the purpose of legally registering separate ownership titles for the parcels with the provincial Information Services Corporation (Land Titles). The applications for a subdivision are prepared by a registered land surveyor or planner.

Sites must comply with the regulations of the site-width regulations contained in the Zoning Bylaw.

For information on subdividing property, please visit saskatoon.ca/business-development/development-regulation/developers-homebuilders/subdividing-property



DAMAGE TO EXISTING CITY OF SASKATOON INFRASTRUCTURE

During the construction of new buildings and/or the renovation, reconstruction, or demolition of existing buildings or structures, heavy equipment and materials are moved across City-owned boulevards to access private property.

The use of any adjacent centre median or traffic island for construction parking or the storage of materials shall not be permitted under any circumstances.

Prior to the start of any project, an inspection must be made jointly by a representative of the property owner and the City. During inspection, photographs will be taken of the curb, sidewalk, boulevard, City-owned boulevard trees, and adjacent roadways and medians. Any existing damage will be noted and specific pictures taken to record the severity and extent of the existing deficiencies. At this time, the contractor/developer or their representative must commit to providing protection for boulevard trees during construction as directed by a representative of the City's Urban Forestry Section.

Upon completion of the construction, renovation, reconstruction, or demolition, a final inspection shall be made by City staff and the contractor/developer or their representative. Once a final inspection is completed, the City will issue a letter and a sketch, if necessary, detailing any deficiencies or lack thereof. All deficiencies must be corrected to the City's satisfaction; a letter indicating such will be issued. All inspections shall be initiated at the request of the contractor/developer or their representative.

Even though curbs, sidewalks, boulevards, City-owned boulevard trees, or adjacent roadways or medians appear to be in fair or poor condition, they are still considered safe and in useable condition. The contractor/developer or their representative shall be responsible for the entire cost of replacing any damaged infrastructure. The City will not share in the cost of replacement.

Arrangements for the above mentioned inspections can be made by phoning 306-975-2454. Please note that 48 hours' notice is usually required prior to the inspection date. The proposed inspection information will be communicated to the appropriate staff person, who will return the call and confirm the appointment.

Failure of the contractor/developer or their representative to undertake such joint inspections could result in any and all deficiencies adjacent to the construction or demolition project becoming the responsibility of the contractor/developer or their representative to correct at their expense.



And Finally...

When designing your new home, or an addition to your existing home, take a close look at your neighbourhood. Being a good neighbour means asking yourself questions in the early stages of the design process such as:

- ❖ How will my new house fit with my neighbourhood?
- ❖ How will my design affect my neighbours?

There are many design choices that could directly impact your neighbours and neighbourhood, such as parking, view corridors, and retaining walls. Consider how your new home design will affect the livability and enjoyment of your neighbour's home and yard.

Good neighbours are sensitive to their neighbour's livability and ask themselves questions, such as:

- ❖ Where are my neighbour's windows and how does my window design affect their privacy?
- ❖ How will the shadowing from my new home impact my neighbour's property?
- ❖ Have I considered my neighbour's view?

During site preparation and construction

- ❖ Provide neighbours with your contact information for any concerns.
- ❖ Keep the site clean.
- ❖ Respect hours of work and noise regulations.
- ❖ Do not block driveways and keep streets and lanes accessible.



Who Do I Contact?

- ❖ For general inquiries, please contact Customer Care at customercare@saskatoon.ca or 306-975-247
- ❖ For information about **City trees**, please contact urban.forestry@saskatoon.ca
- ❖ Building Standards - building.standards@saskatoon.ca or phone 306-975-2645
 - ❖ [Residential building](#) permits
 - ❖ [Demolition](#) permits
 - ❖ [Plumbing](#) permits
- ❖ [Driveway crossing](#) permits - DriveWayPermits@saskatoon.ca or phone 306-986-9727
- ❖ Planning and Development - development.services@saskatoon.ca or phone 306-975-2645
 - ❖ [Subdividing property](#)
 - ❖ [Zoning](#)
- ❖ [Waste and Recycling](#)
- ❖ [Water and Sewer](#)

Other links:

[SaskEnergy](#)

[SaskPower](#)

[Saskatoon Light & Power](#)





City of
Saskatoon
Planning & Development

FOR MORE INFORMATION PLEASE CONTACT

Development Review Section

P 306-975-2645 **E** Development.Services@Saskatoon.ca

www.saskatoon.ca

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