

PLEASE REMEMBER!

- The drawings must provide enough information so that the requirements of the National Building Code of Canada and the Zoning Bylaw (such as site coverage, setbacks, and building heights) can be checked.
- As of January 1, 2019 additions to living spaces are required to conform to 9.36 Energy Efficiency. Calculations and the [compliance form](#) will be required to be submitted with the application. If the building was in existence before January 1, 2019 and the addition(s) are 10 m² (107 ft²) or less, the addition does not need to comply with 9.36.
- It is the owner's responsibility to contact Information Services Corporation (ISC) and utility companies to locate utility lines and easements. Construction over underground utilities is not permitted.
- If you will be working near City trees, visit Saskatoon.ca/treeprotection for information on how to protect the trees.
- It is the owner's responsibility to obtain a boulevard/curb crossing permit where applicable. For more information visit www.saskatoon.ca/trafficpermits.
- The plumbing system shall not be constructed, extended, altered, renewed, or repaired unless a plumbing permit has been obtained. Call 306-975-7631 for plumbing permit information.
- Electrical permits must be obtained from SaskPower. Call 1-888-757-6937 for further information on electrical permits and inspections.
- Only complete applications will be accepted. Please contact Building Standards for specific [forms](#) required for your project.



For more information contact:

Community Services Department
Building Standards
222 3rd Avenue North
Saskatoon SK S7K 0J5

Phone: (306) 975-3236

Fax: (306) 975-7712

Website: www.saskatoon.ca

Email: building.standards@saskatoon.ca

Office Hours

Monday - Friday, 8:00 a.m. to 5:00 p.m.

This pamphlet 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 Building Standards for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information.



COMMUNITY SERVICES
Department

A Guide to Additions to One Unit Dwellings

Regulations and Permit
Information
for One and Two Unit Dwellings
Only

*“Striving for Excellence,
Our Commitment to
Keeping Saskatoon Special”*

March 2019

General Regulations

- A building and development permit is required for any addition to a building.
- An attached garage, attached carport, and attached deck with a roof are all considered to be additions.

A) In all residential zoning districts:

- Only 40% of the site can be covered by the house and any additions;
- On corner lots, additions must be a minimum distance of 4.5 m (15 ft) from the rear property line;
- On all other lots, additions must be a minimum distance of 7.5 m (25 ft) from the rear property line;
- Bay windows, most cantilevers or floor areas cannot project into the minimum required front, rear or side yard;
- New windows are not permitted where the side yard is less than 1.2 m (4 ft) unless fire shutters are installed. Replacement windows of the same size or smaller than existing windows are allowed.

B) In R1 zoning districts:

- The house and any additions must be a minimum of 9.0 m (30 ft) from the front property line with a minimum side yard clearance of 1.5 m (5 ft). However, sites less than 34 m (112 ft) in depth only require a front yard setback of 6.0 m (20 ft).

C) In R1A, R2 and R2A zoning districts:

- The house and any additions must be a minimum of 6.0 m (20 ft) from the front property line with a minimum side yard clearance of 0.75 m (2.5 ft).

D) In R1B zoning districts:

- The house and any additions must be a minimum of 3.0 m (10 ft) to 6.0 m (20 ft) from the front property line with a minimum side yard clearance of 0.75 m (2.5 ft). Some portion of the dwelling unit must be situated between the 3.0 m (10 ft) to 6.0 m (20 ft) front yard dimension.

E) In established neighbourhoods:

- The front yard setback that is required for a house and any addition in an established neighbourhood shall not vary more than 3.0 m (10 ft) from the average front yard setback of the dwelling on the adjacent sites. The front yard setback shall not be less than 6.0 m (20 ft).
- Refer to the Neighbourhood Infill Development guidelines at www.saskatoon.ca and search "[neighbourhood infill](#)." Please review the document "Regulations and Design Guidelines for Primary Dwellings."

Drawing Requirements for Permit Applications

- ☑ One complete set of construction drawings is required. This set will be returned when the permit is issued.
- ☑ Drawings shall be on 11x17 size paper. Text must be a size and style that is readable.
- ☑ The drawings must be drawn to scale with all dimensions included and must include the following:

Site Plan

- Show the size of the addition, the size of the existing house and all distances to the property lines.
- Show the size and location of all other buildings on the site.
- A Real Property Report (surveyor's certificate) is suggested.

Foundation Plan

- Show locations and all dimensions of walls, beams, columns, footings and piles.

Floor Plans

- Show locations and all dimensions of walls, beams, and columns.
- Show all door and window sizes and their locations.

Elevations

- Show at least one view of the house with the addition. Indicate the cladding, doors and windows, roof overhangs and finished grade level.

Sections

- Show building and wall sections, specify all construction materials, grade level, floor heights and stair sections.

A BUILDING AND DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION

A fee will be charged for all building and development permits.