

## Infill Site Grading Checklist

A drainage inspector will ensure the following:

- ✓ Compliance with the Drainage Bylaw.
- ✓ Site grading is completed in accordance with the approved site grading plan.
- ✓ New development matches grade of existing adjacent properties **OR** retaining walls are constructed in accordance with the site grading plan.
- ✓ Positive slope away from all sides of structure(s).
- ✓ Downspouts and sump discharge not directed toward adjacent properties.
- ✓ Downspouts and sump discharge are extended a minimum of 2 metres from any structure.
- ✓ Swales and drainage paths are unobstructed and are well-defined to convey surface drainage.

## Notes

- It is recommended that the applicant or property owner is present during the final site grading inspection.
- The drainage inspector will provide the applicant with a copy of the site grading inspection report by email.
- Property owners are responsible to maintain proper site grading after approval.
- Workload and weather may impact inspection schedules.

For more information on infill site grading and drainage, visit [saskatoon.ca/lotdrainage](https://saskatoon.ca/lotdrainage)

or contact:

Site Grading Inspections  
[sitegrading.inspections@saskatoon.ca](mailto:sitegrading.inspections@saskatoon.ca)



This information has no legal status and cannot be used as an official interpretation of the various bylaws and regulations currently in effect. Users are advised to contact Bylaw Compliance for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information.

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# A Guide to Infill Site Grading

## Requirements and Approval Procedure



## Drainage Bylaw

Infill site grading throughout the City of Saskatoon is regulated as per *Bylaw No. 9772 - Drainage Bylaw, 2021*. This document outlines the requirements and approval procedure for grading associated with infill building permits.

An infill site grading plan is required as part of the building permit application for any new development located within an established neighbourhood where a lot grading plan does not exist; this is common for lots developed prior to 1975.

## Infill Site Grading Approval Procedure

### 1. Application

- a. Your property must be surveyed by a professional land surveyor and an infill site grading plan prepared by a qualified professional. **See *Infill Site Grading Plan Requirements* for details.**
- b. Submit the infill site grading plan as part of the building permit application.
- c. The infill site grading plan will be reviewed prior to the issuance of a building permit.

### 2. Rough Grade Inspection (optional)

- a. The homebuilder/homeowner is responsible to schedule an inspection at the rough grade stage *if desired*.
- b. Rough grading may be reviewed on site with a drainage inspector.
- c. If alterations are made to rough grading that are not indicated on the approved site grading plan, you are required to re-submit the site grading plan for approval.

### 3. Final Grade Inspection (mandatory)

- a. The homebuilder/homeowner is responsible to schedule an inspection after completion of final grading.

Site grading must be completed in accordance with the approved infill site grading plan.

- b. A drainage inspector will inspect the site to confirm compliance with the approved infill site grading plan and complete a site grading inspection report. **See *Infill Site Grading Checklist* for details.**
- c. Deficiencies will require correction and re-inspection.
- d. If deficiencies are not corrected, enforcement action may be taken as per the Drainage Bylaw.
- e. Final grade approval is required to be obtained within 9 months of the building permit closure, occupancy, or partial occupancy of the site – whichever occurs earlier.

## Scheduling a Grading Inspection

Site grading inspections can be scheduled online at [saskatoon.ca/sitegradinginspections](https://saskatoon.ca/sitegradinginspections) or by emailing [sitegrading.inspections@saskatoon.ca](mailto:sitegrading.inspections@saskatoon.ca).

## Related Documents

- No. 9772 – The Drainage Bylaw, 2021
- Residential Property Lot Grading Guidelines
- Neighbourhood Level Infill Development Strategy
- Saskatoon’s Good Neighbour Guide

## Infill Site Grading Plan Requirements

**The following information must be included in the infill site grading plan:**

1. Scaled drawing of the property in metric units.
2. Legal description and civic address.

3. Project information: Owner and applicant/developer contact information, development boundary, north arrow, revision box, legend and notes.
4. Approximate locations of existing structures on neighbouring properties.
5. Existing geodetic surface elevations adjacent to the structures on neighbouring properties.
6. Existing and proposed geodetic surface elevations at reasonable intervals around the perimeter of the property.
7. Proposed location(s) of the new structure(s).
8. Proposed geodetic surface elevations adjacent to the foundation walls or concrete slab of structure(s), including garage pads.
9. Text indicating matching of adjacent property line elevations or proposed retaining wall location(s) and top of wall elevations.
10. Proposed directions of surface storm water flow indicated by arrows and gradient expressed in percentage.
11. Proposed locations and elevations of drainage swales and/or other drainage structures with direction of flow indicated by arrows and gradient expressed in percentage.
12. Proposed location and elevation of walkways, aprons and patios.
13. Proposed location and direction of foundation drainage sump discharge and roof drainage downspouts.