

**Other brochures in this series:**

Moving a Building

Portable Tent Garages

Discretionary Uses/Rezoning Discretionary Use  
Application Requirements

Land Rezoning

Home Occupations

Development Appeals Board

Discretionary Uses

Garage or Accessory Building Permits

Site Servicing Requirements

Deck Regulations

Developing Commercial, Industrial  
or Multi-Unit Residential Property

Building a New Home

Building Permits

Bylaw Enforcement

# Site Servicing Requirements

**City Hall**

Department of Planning and Development Services  
228 Main Street North, Moose Jaw, SK S6H 3J8

**Phone:** 306-694-4448 **Fax:** 306-694-4480



The following information is required to be submitted with Development Permit applications for Commercial, Industrial, and Multi-Unit Residential developments (2 or more units).

- **SEWER & WATER SERVICE** showing sanitary sewer, water and storm sewer (if applicable), including any new connections.
- **DRAINAGE AND GRADING PLAN** showing the storm-water drainage pattern, direction and percentage slopes on the site.
- **STORM WATER MANAGEMENT PLAN** showing storm-water runoff and retention calculations, ponding areas, emergency outlet, and surfacing schematic.
- **SITE ACCESS** Approaches showing size and turning radius of proposed and existing approaches

**Note:** All drawings must be sealed and stamped by a Professional Engineer licensed to practice in Saskatchewan unless otherwise directed or permitted by the Manager of Engineering Services.

**All of the drawings and information listed above must be provided unless otherwise directed or permitted by the Manager of Engineering Services.**



Development Permit and Building Permit applicants are required to provide sewer and water servicing to most new buildings.

For multi-unit (3 units and up) residential, commercial, and industrial buildings, a “Servicing Plan” stamped and sealed by an Engineer registered to practice in Saskatchewan must be submitted and approved as part of a Development Permit application (See Civil Works Requirements Sheet for more info).

For one or two-unit dwellings, a “Servicing Plan” is not required, however the City may require that the sewer and water connections be replaced (at the owner’s cost) if a new dwelling is built in an area with old sewer and water connections, at the discretion of the City Engineer.

**Once the plan and Development Permit is approved by the Engineering Department as part of the Development Permit application, the owner/developer must then either:**

1. Apply for a quote to have the City Public Works Department to install the new sewer and water from the main-lines in the street to the property line. Please note that there may be a significant waiting list to have services installed, contact the Engineering Department to see the waiting list.

OR

2. Alternatively, the owner/developer may arrange for a private contractor to make connections to the City mains through a Tri-Party Agreement. All private contracts must be approved by the City Engineering Department. The Tri-Party Agreement must be signed by the owner, contractor, and the City. The contractor must be willing to warranty their work on City property.

**In all cases the owner/developer is responsible for all costs relating to sewer and water installation, including excavation and restoration.**

Please contact the Engineering Department at 306-694-4448 for further information.