

# DEVELOPMENT AND BUILDING PERMIT APPROVAL

Submit completed application form, two sets of plans and any additional supporting documentation to:

**Planning Department**  
**Box 340**  
**Warman SK SoK 4S0**

The application is then reviewed to ensure compliance with the City of Warman's Zoning Bylaw.

The Building Permit is forwarded to MuniCode Services for review. Generally, this process requires ten to fourteen **business** days.

The City of Warman will be in contact with you to inform you that your permit is ready for pick-up. Conditions may be applied as per the department's discretion.

Upon approval and issuance of a permit, one set of submitted plans will be returned to the applicant and Building Permit Fees will be owed to the City.

## PERMIT FEES

Upon **Building Permit** approval, the applicant will be charged \$100 for a permit valued under \$5000, \$125 for a permit valued between \$5001 - \$ 25,000 and \$5 for every \$1000 for a permit valued over \$25,000.

**Don't forget**, an electrical permit is required from SaskPower and a plumbing permit is required from Public Health.

Please note, the Building Permit can not be issued without an approval for a Development Permit.

### City of Warman

Planning & Development Dept.  
107 Central St W

Ph: 306-933-2133  
Fax: 306-933-1987  
[www.warman.ca](http://www.warman.ca)

**City of Warman**  
PLANNING & DEVELOPMENT DEPARTMENT

**Single Family  
Dwelling**



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107 Central St W  
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# SINGLE FAMILY DWELLINGS

Before constructing a Single Family Dwelling, both a Development Permit and a Building Permit are mandated by the City of Warman. These authorizations ensure requirements associated with Warman's Zoning Bylaw are observed and all applicable building codes are met.

## REGULATIONS

Begin preparations by checking with all **utility companies** to ensure there are no easements which you will be constructing over.

### Zoning Requirements:

#### Single Detached Dwellings R1 & R2:

Minimum front/rear yard – 6m

Minimum side yard – 1.2m

Maximum lot coverage – 40%

*\*\*note: architectural controls apply in most residential areas.*

#### Size of Dwellings:

In R1, single detached dwellings must have a minimum floor area of 105m squared or 1130 square feet and a maximum height of 9m or 29 ft.

In R2, dwellings must have a minimum floor area of 75 m squared or 807 square feet.

# BUILDING PERMIT

MuniCode Services (955-6355) is the building inspection agency used by the City of Warman to ensure conformity to the building code. All permits are forwarded to their office for approval. They do all inspections and will contact both the builder and the town with information regarding deficiencies and completions.

The City of Warman requires 2 sets of drawings on good quality paper with legible letters and dimensions, be drawn to scale, dimensioned with metric (imperial dimensions may also be shown), be marked with the architect's stamp and signature (if required) as well as the following:

Site Plan: Owners name, address and phone number, building address (legal and civic), size of the site, size of the building, location of the building in relationship to property lines, north arrow and location services.

Foundation Plan: overall size of the foundation, size, material and location of footings, piles, foundation walls and foundation drainage.

Structural Plans: size, material and location of columns, beams, joists, studs, rafters, trusses and other related structural details.

Floor Plan: size and location of interior and exterior walls, exits, doors, window, stairs, add-ons such as fireplace, etc. and basement development. Fire separations and barrier-free facilities (if required).

Elevations: views of all sides of the building, height of finished grade, exterior finishing materials, size and location of doors, windows and chimneys.

Cross-Sections: cut through views of the building, list of materials including structural and finishing materials, vertical dimensions, stair dimensions, handrails, wind, water and vapour protection and type/R value insulation.

Mechanical/Electrical Plans: description and location of heating, ventilating, air-conditioning equipment, location of plumbing fixtures and piping, type and location of lighting, electrical panels and emergency lighting/fire alarms.

Value of Construction: means the total cost of the building to the owner in its completed form and includes the cost of all building work, materials of construction, building systems, labour, overhead and profit of the contractor and subcontractors. The cost of labour and used material are deemed to be the current market cost of new material and labour.

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