



## **DETACHED GARAGE & ACCESSORY BUILDING PROCESS/CHECKLIST**

### **Site Guidelines**

Detached garages are considered as accessory buildings and should refer to section 4.2.2 of the Warman Zoning Bylaw. Site guidelines for accessory buildings including detached garages are as follows:

- 1 Meter minimum side yard setback with no projections greater than 0.61metres ( 2Feet) beyond the main exterior wall
- 1.2 Meter minimum rear yard setback
- 2 Meter minimum distance from principal building (excluding decks)
- Interior wall height maximum 10 Feet
- Rear yard lot coverage for all accessory buildings 50%
- Any accessory building over 1 storey in height requires a discretionary use approval. Please contact the Planning and Development Department for more information regarding the discretionary use process.

### **Consent Process**

1. Permit application forms are available online or at City Hall. Submit completed application form with two sets of plans to:

***Planning & Development Department***

***107 Central Street W***

***P.O. Box 340***

***Warman, SK S0K 4S0***

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

2. The application is then reviewed to ensure compliance with the City of Warman's Zoning Bylaw.
3. The Building Permit is forwarded to MuniCode Services for review. Generally, this process requires ten to fourteen business days.
4. 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.
5. 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.

**NOTE:** Work is not authorized to proceed on a project for which a permit is required, until both a valid Development Permit and a Building Permit have been paid for. Development and Building Permits are issued at the same time.

### **Application Costs**

The Building Permit fee for construction, erection, repair, or reconstruction is calculated as follows:

**\$100 for construction valued under \$5,000, \$125 for construction valued between \$5,001 and \$25,000, and \$5 for every \$1,000 if construction is valued over \$25,000.**

### **Dial before you dig**

Sask 1<sup>st</sup> call. 1-866-828-4888

Free cable location service helps you to avoid costly damage and ensures your project can proceed without delay.



**For further information please contact:**

**Planning & Development Department**

107 Central St W

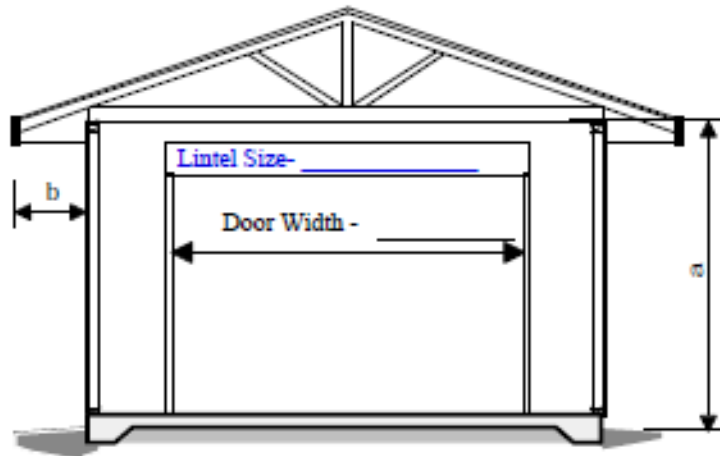
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## DETACHED GARAGES



**SECTION**

Indicate the following:

**ROOF:**

Type of roof shingles \_\_\_\_\_  
 Type and thickness of roof sheathing \_\_\_\_\_  
 Spacing of roof trusses \_\_\_\_\_  
 Slope of roof \_\_\_\_\_  
 Width of overhang \_\_\_\_\_

**WALL:**

Type of siding \_\_\_\_\_  
 Type and thickness of wall sheathing \_\_\_\_\_  
 Size and spacing of studs \_\_\_\_\_  
 Height of wall \_\_\_\_\_  
 Type, size and spacing of anchor bolts \_\_\_\_\_

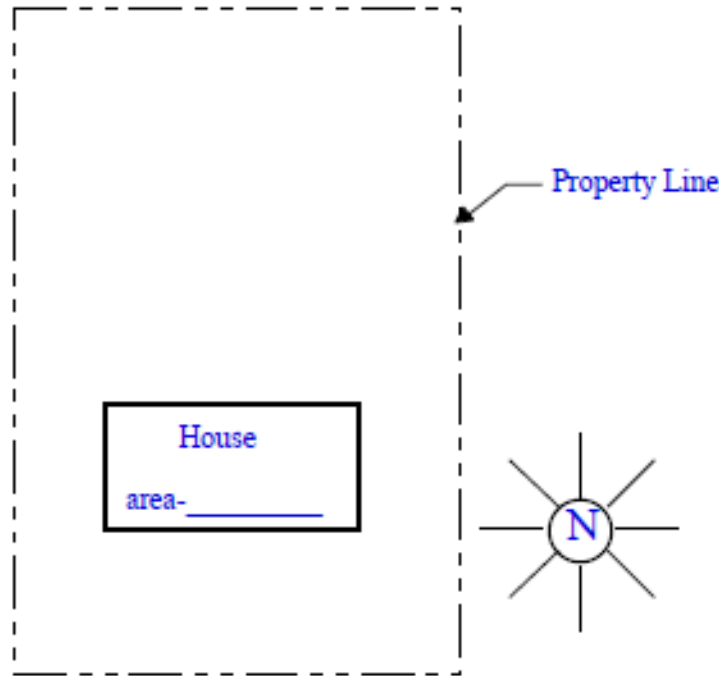
**SLAB:**

Thickness of slab \_\_\_\_\_  
 Type of sub base \_\_\_\_\_

Soffit projections must not project to less than 0.45 m from the property line.  
 And if installed within 1.2 m from the property line they must be protected in conformance with 9.10.15.5.

**SITE PLAN:**

Show size and location of proposed garage  
 Show distance to side property line  
 Show distance to rear property line  
 Show distance to house  
 Show lot dimensions and shape of lot  
 Show all existing buildings



**Front Street**  
**SITE PLAN**

Owner's Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Provided by  
*MuniCode* Services Ltd.