

Welcome to Warman, Saskatchewan



A GUIDE TO DOING **BUSINESS** IN WARMAN



Warman is an excellent community for starting or expanding your business! Approximately 14 kilometres north of Saskatoon, Warman is strategically located along Highway 11 - the busiest highway in the province - with access to rail lines in both east-west and north-south directions. The Saskatoon International Airport is a short 15-minute drive, providing complete access to major transportation networks in the province.

With a trade area population of 28,000-40,000 people in Warman and surrounding communities, it is a strong and rapidly growing region, with access to labour and a high demand for a wide range of local products and services. Warman residents enjoy an array of amenities, including picturesque parks, modern recreation facilities, excellent schools, diverse dining options and a flourishing business community. With its friendly atmosphere and abundant opportunities, Warman proves to be an ideal place to live, work, play and invest.



- @WarmanCityHall
- @CityofWarman
- @cityofwarman
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- City of Warman



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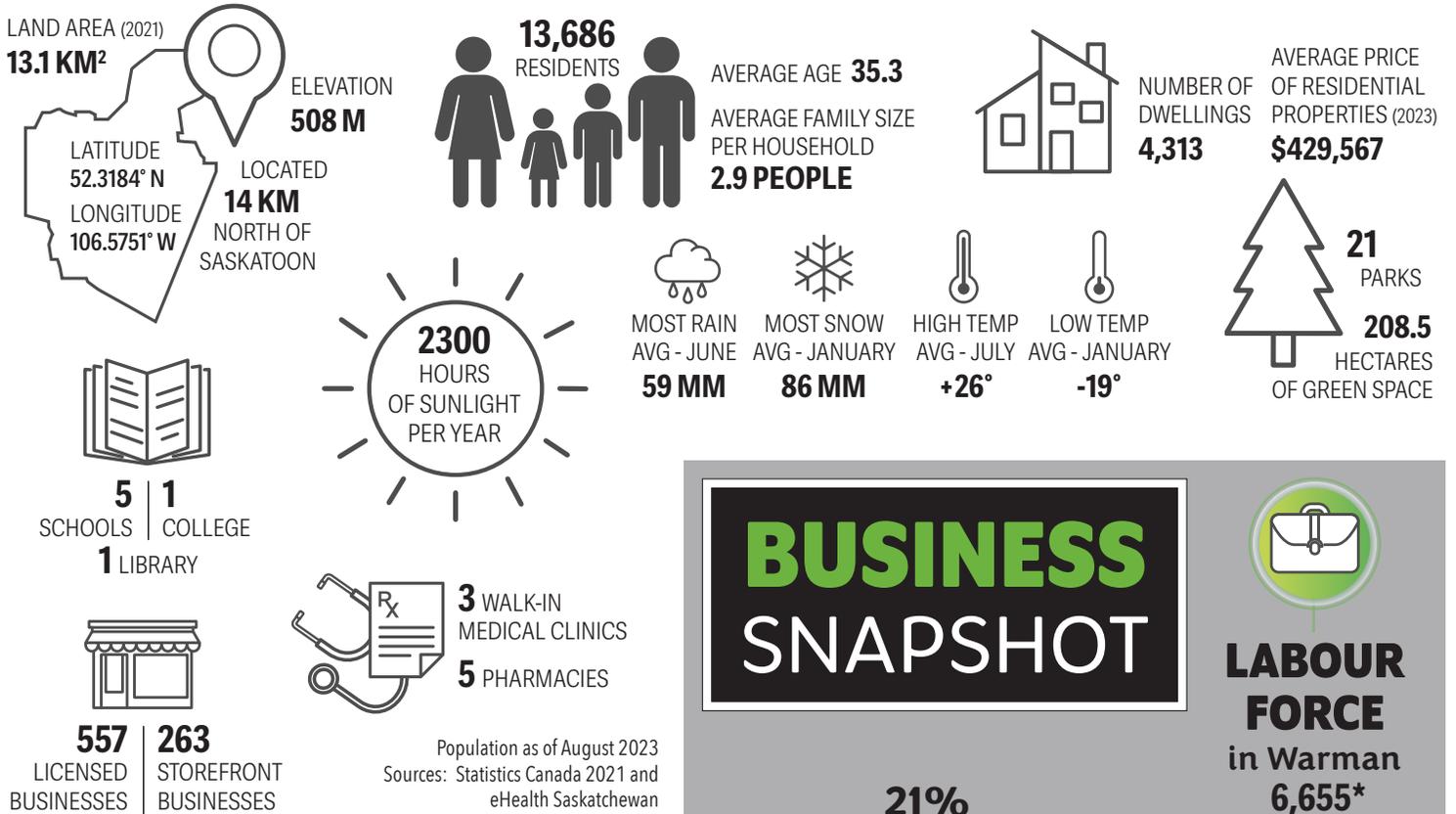
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A GLANCE AT THE DEMOGRAPHICS IN WARMAN

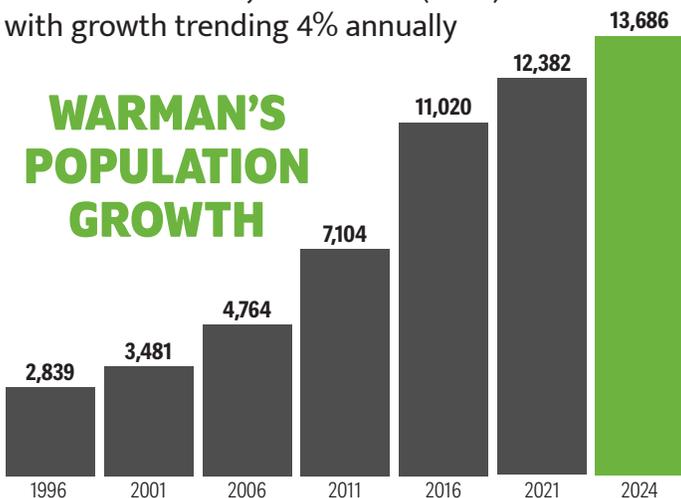
Warman is the fastest growing city in Saskatchewan. This population growth is largely being driven by young families who are attracted to the city's many family-friendly amenities and proximity to Saskatoon. The average age of this growing demographic is 35.3, largely working professionals with roughly two children per household. The median combined household income is \$120,000 (much higher than the Saskatchewan average).



TRADE AREA POPULATION: 28,000+

WARMAN 13,686 plus 11,706 in nearby Martensville and 1,962 in Osler (2023) with growth trending 4% annually

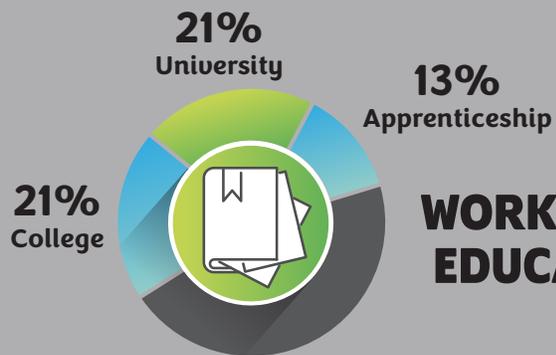
WARMAN'S POPULATION GROWTH



BUSINESS SNAPSHOT



LABOUR FORCE
in Warman
6,655*



WORKFORCE EDUCATION

WARMAN'S TOP FIVE INDUSTRIES



*Stats Canada 2021 Census

FIVE

REASONS TO DO

BUSINESS

IN WARMAN



The City of Warman has adopted an “Open for Business” mentality, meaning we make doing business in Warman as easy as possible. We do this by making regulations straightforward, shortening approval timelines and reducing the costs to do business here. Here are a few reasons why you should consider starting your business in Warman!

1 Low Tax Rates

Warman is one of the only cities in the province to have a commercial mill rate factor under 1. Compared to all other municipalities in Saskatchewan, Warman taxes are among the lowest. We also offer a tax abatement where businesses can apply to waive the municipal tax on their new build or significant building improvement for up to five years.

2 Ease of Business

As a small city we are able to respond more quickly and efficiently to requests, allowing us to approve permits and applications in shorter periods of time compared to our larger counterparts. The average building permit is approved in five to 10 business days, and the average time for business license approval is one to two business days.

3 Modern Planning

In Warman, we have experienced significant growth in the past 20 years and have made efforts to keep growth sustainable while planning for the future. Most of the infrastructure is relatively new and continual maintenance is prioritized. A recent investment was a lagoon expansion which increased capacity to a population of up to 40,000 people. Warman is also a partner in the Saskatoon North Partnership for Growth (P4G), planning for a Saskatoon Region population of 700,000 by 2050.

4 Support Network

Warman is known for being forward-thinking and encouraging development and growth. The business community is very welcoming, and City Hall supports new and existing businesses in any way possible. The Prairie Sky Chamber of Commerce represents Warman and nearby Martensville. Other partners include SREDA, WESK, and Mid-Sask Community Futures.

5 Safe and Clean

Warman has one of the lowest crime rates in Saskatchewan. The local RCMP detachment has an office in Warman, and the surrounding region is also patrolled by the RM's Corman Park Police. Warman Fire Rescue and Medavie Ambulance quickly respond to emergency calls, and the province's largest hospital is less than 30 minutes away.

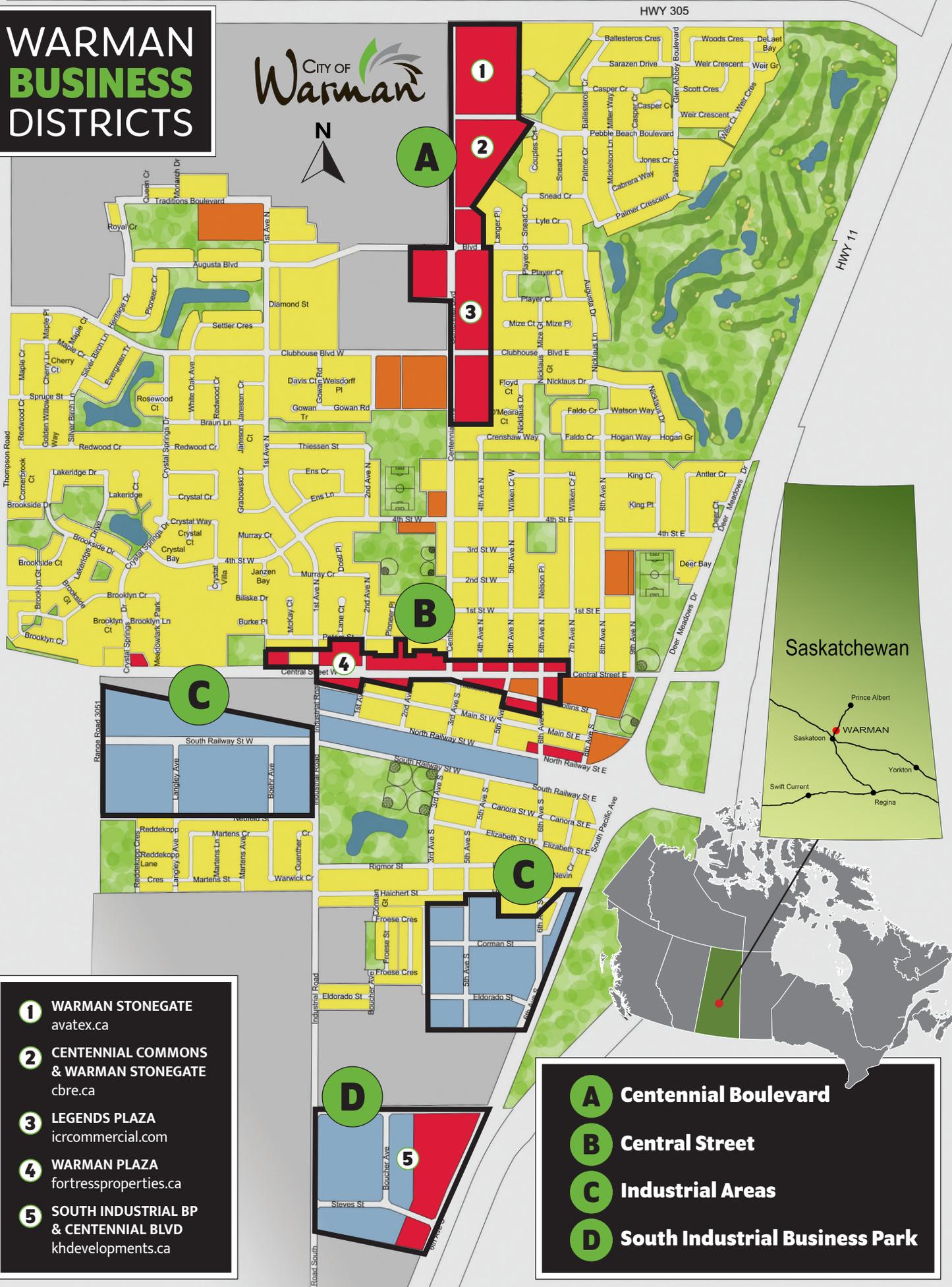
RECREATION

ABOUNDS

Recreation, sports, and leisure are integral to the Warman community. With over 200 acres of park space, campgrounds, skate parks, a world-class BMX track, beautiful golf course, and three indoor leisure facilities, Warman is committed to fostering healthy lifestyle choices for residents. Hockey, volleyball, softball and cheerleading are among the most popular community sports. The Warman Community Library, Warman Arts Centre, and Warman Seniors Centre also provide programs year-round. There is always something to do in Warman!



WARMAN BUSINESS DISTRICTS



Saskatchewan



- ① **WARMAN STONEGATE**
avatex.ca
- ② **CENTENNIAL COMMONS & WARMAN STONEGATE**
cbre.ca
- ③ **LEGENDS PLAZA**
icrcommercial.com
- ④ **WARMAN PLAZA**
fortressproperties.ca
- ⑤ **SOUTH INDUSTRIAL BP & CENTENNIAL BLVD**
khdevelopments.ca

- A Centennial Boulevard**
- B Central Street**
- C Industrial Areas**
- D South Industrial Business Park**

WARMAN BUSINESS DISTRICTS

In Warman, we have planned for both residential and commercial growth. Our city is proud to boast distinct neighbourhoods dedicated to commercial and industrial success. Below is a description of each of the unique business areas in Warman.

A Centennial Boulevard

WARMAN'S PRIMARY COMMERCIAL DISTRICT is zoned C1 & C2 and supports a variety of business types and uses. It is ideal for mid to large retail businesses that are looking for high traffic volumes and increased visibility.

PRICE/SQ.FT.: \$20 - \$40, not including occ. costs **AVG PRICE/ACRE:** \$550,000 - \$650,000

NOTABLE BUSINESSES: Zak's Home Hardware, Esso On The Run, Tim Hortons, McDonalds, Save On Foods, Dollarama, Great Canadian Oil Change, Burger King, Leopold's Tavern, Maverick & Co Liquor, Pharmasave, Starbucks, Co-op Gas Bar, RBC Royal Bank, Pet Valu, The Dollar Tree, Co-op Foodstore, Days Inn, Shopper's Drug Mart and many more.



B Central Street

WARMAN'S DOWNTOWN DISTRICT was originally zoned for residential dwellings, but has been rezoned to C1, allowing for small to medium sized retail and commercial businesses. A mix of old and new commercial developments exists here.

PRICE/SQ.FT.: \$10 - \$50, not including occ. costs **AVG PRICE/ACRE:** \$350,000 +

NOTABLE BUSINESSES: Subway, Tim Hortons, Warman Eyecare, Warman Ultrasound Centre, Family Pizza, Warman Thrift Shop, Canada Post, Clothing Obsession, Warman Dental Centre, Kessler Insurance, Nourish Natural Health Food Store, 7-11, Passions Beauty Studio, Warman Hearing Clinic, GAMA Medical, Diamond Centre Pharmacy, SNAP Fitness, Stu's Indoor Golf, Little Caesars, Warman Veterinary Clinic, Warman Denture & Implant Solutions and more.



C Warman's Industrial Areas

WARMAN'S OLDER INDUSTRIAL AREAS are located in the southwest and southeast sections of Warman. Vacancy rates are relatively low, however properties for sale or lease come available from time to time. These areas offer a mix of M1 - M2 zoning, allowing for light to moderate industrial activity.

PRICE/SQ.FT.: \$8 - \$20, not including occ. costs **AVG PRICE/ACRE:** \$495,000 +

NOTABLE BUSINESSES: Western Boat Lift, Compass Chiropractic, Atlas Outdoors & Recreation, Clark's Supply, Warman Home Centre, Unaffiliated Hot Tub Home Care, Warman Homes, Neufeld Building Movers, Warman Truss, OK Tire, Hanson RV, Pillar Lasers, 306 Deal Auto, A-G Autobody, Prairie Summit Recreation, Hanson RV, Warman Truck & Trailer, Warman Wood Products and more.



D South Industrial Business Park

WARMAN'S SOUTH INDUSTRIAL BUSINESS PARK is located along 6th Avenue South. This area is zoned C3M & M1, supporting a variety of commercial and industrial purposes. Ideal for small to large commercial or light industrial businesses.

PRICE/SQ.FT.: \$10 - \$20, not including occ. costs **AVG PRICE/ACRE:** \$295,000 - \$340,000

NOTABLE BUSINESSES: SARCAN, Carpe Diem Creations, Snapshot Towing, Galaxy Metals, Canzi Dental Lab, Bo's Pets, Homebound Brewery, Clark's Crossing Gazette, Dairy Lane Systems, Antioch Skate Park, Warman Auto Detailing, Flower Memory, Ye's Laundromat, You's Kitchen and many more.



LAUNCHING A BUSINESS

Here is some information on starting a business in Warman. Reach out to us to learn more about the local market or to discuss your business concept. **We are “Open for Business!”**

ADDITIONAL RESOURCES

SK Startup Institute
skstartup.ca

Information Services Corporation
isc.ca

Women Entrepreneurs of Saskatchewan
wesk.ca

Mid-Sask Community Futures
cfsask.ca/mid-sask

Futurpreneur Canada
futurpreneur.ca

Co-operatives First
cooperativesfirst.com

Business Development Bank of Canada
bdc.ca

Saskatchewan Indigenous Enterprise Foundation Inc.
sief.sk.ca

1 Research

You have a business idea, now to consider things like: Will people buy my product or service? Who are my customers? How can I stand out from the competition? The key to success is finding needs within the community that you have the resources, skills and desire to fill that will produce enough income to build a profitable business. Thoroughly research your idea, the market, industry reports, statistics and the competition.

2 Plan and Register

Choose your business ownership structure, such as a sole proprietorship, partnership, corporation or non-profit, and write a business plan. A business plan communicates your goals and ambitions, along with the timeline, finances, and methods needed to achieve them. Many templates and resources are available online to assist you. Choose a business name and register your business through Information Services Corporation.

3 Secure Funding

If you need financial assistance to get your business off the ground, there are many options to look into for loans such as local banks and credit unions, or resources such as the Business Development Bank of Canada. Look into government grants or additional funding you may qualify for.

4 Choose a Location

Where you locate in Warman is determined by what your business activity is, and if it fits within local zoning. Some things to consider are how much space you need, visibility requirements, leasing vs purchasing, parking and accessibility as well as what your budget is.

5 Build Your Team

Once your business is open you need to maintain accounting records, purchase insurance, remit provincial and federal sales tax, and manage and pay employees. Reach out for help if needed from an accountant, lawyer, business advisor, marketing specialist, insurance broker, real estate agent or banker - all of which you can find right here in Warman. Get your business license at City Hall for \$100 per year.

6 Business Success

Now you are up and running, and it's important to maintain your staff, implement marketing strategies, make the best product or service possible to ensure customer satisfaction, stay organized and focused on your goals. You will also want to be flexible and learn to embrace change when needed. We are here to help you succeed, so contact us to find out ways we can help you!



Prairie Sky Chamber of Commerce
306-292-7066
admin@prairieskychamber.ca



City of Warman Economic Development
306-385-2333
ecdev@warman.ca



Saskatoon Regional Economic Development Authority (SREDA)
306-664-0720 • info@sreda.com