

Development and Building Permit Approval

Submit completed application form, two sets of plans and any additional supporting documentation to the *Planning Department, Box 970, Martensville SK, S0K 2T0*. Or drop the submission off at 37 Centennial Dr. S..

The application content is reviewed to ensure compliance with the City of Martensville's *Zoning Bylaw*.

The Building Permit is forwarded to *BuildTECH Consulting & Inspections INC* for review. Generally, this process requires ten to fourteen business days.

Applicant informed whether the Development/Building Permit is granted or denied. Conditions may be applied, 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

The **Development Permit** is \$100.00.

Upon **Building Permit** approval, the applicant pays \$5.00 for every \$1,000 of construction value, subject to a minimum fee of \$75.00.

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

Dial Before You Dig!

Sask 1st: call 1-866-828-4888

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

City of Martensville

Planning and Regulations Department
City Hall
37 Centennial Dr. S.

Phone: (306) 931-2166

Fax: (306) 933-2468

Email: planner@martensville.ca

Website: www.martensville.ca

SINGLE FAMILY DWELLINGS

City of Martensville
Planning & Regulations



Phone: (306) 931-2166

Single Family Dwellings

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

Please note that a Building Permit will not be issued unless a Development Permit has also been paid for and received from the City.

Regulations

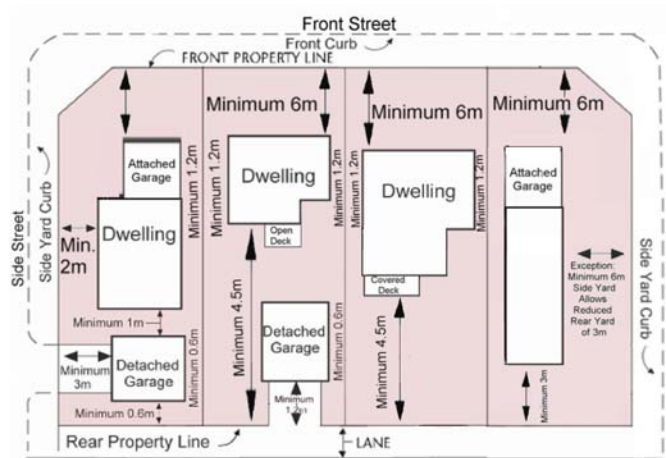
Begin preparations by checking with all utility companies to ensure there are no easements which you will be constructing over.

Site Guidelines

The maximum site coverage for a Single Family Dwelling is 50% of a site. There is an exception in R3 districts as they allow for 60% maximum site coverage.

Floor Area

The minimum building floor area for a Single Family Dwelling is 70 square metres. Two-storey dwellings have a minimum floor area of 58 square metres. There is an exception in RMH districts in that modular homes have a minimum floor area of 65 square metres.



Property Line Clearance

The minimum distance from the **rear property line** to a dwelling is 4.5 metres. The minimum distance from the **front property line** is 6 metres. There is an *exception* in R3 districts which allow for 3 metres minimum distance from the front property line.

The minimum distance from both **side property lines** to a dwelling is 1.2 metres. However, corner sites require a minimum distance of 2 metres from the side property line along the flanking street. An *exception* to corner sites exists in FUD and RMH districts, where a minimum distance of 3 metres is required from the side property line along the flanking street.

RMH District Exceptions

If a site is not served by a lane, then one side yard requires a minimum distance of 4.5 metres from the side property line to the dwelling. If the main entrance door on the dwelling's long side faces a side site line, then the minimum distance of 4.5 metres must apply to that particular side.

Sump Pit and Surface Discharge

The owner of a newly constructed structure featuring subsurface drainage must install a Sump Pit, Sump Pump and Surface Discharge System to allow discharge to the surface. Associated **costs** will be the sole responsibility of the owner.

The Sump Pit and Surface Discharge System shall be installed by a Journeyman Plumber in such a manner as to comply with all City bylaws, policies and other applicable regulatory authorities. It may not cause excessive ponding or icing on public or private property.

Discharge must be directed to the rear yard of the property. It may not direct onto a pervious ground surface within 2 metres of any building.

The Sump Pit must be in close proximity to the floor drain, with the concrete floor being graded toward the floor drain. If the Sump Pit cannot be located close to the floor drain, then a backup power supply is recommended.

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