

## Detached Garage Permit Process

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 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.

### 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.

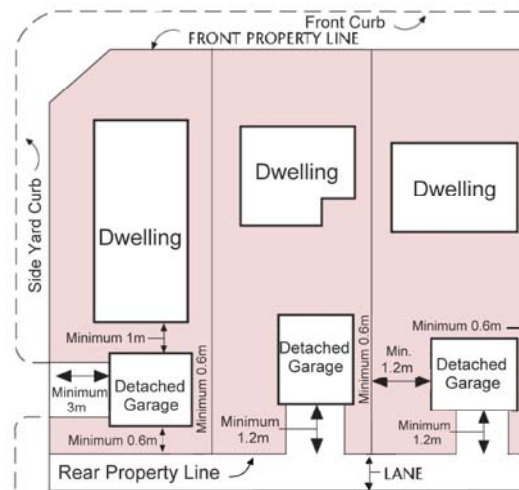
## Permit Fees

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.

The SAMA fee is \$20.00.

*Don't forget!* An **electrical permit** is required. Contact [www.tsask.ca](http://www.tsask.ca) for information.



## 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](mailto:planner@martensville.ca)

Website: [www.martensville.ca](http://www.martensville.ca)

## DETACHED GARAGES

City of Martensville  
Planning & Regulations



Phone: (306) 931-2166

## Detached Garages

The City of Martensville's Zoning Bylaw regulates development including the size, location and use of buildings. The Building Bylaw regulates how buildings are constructed.

For purposes of definition, the Martensville Zoning Bylaw identifies a **Detached Garage** as an **accessory building**.

Before constructing a detached garage, 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 proper building codes are met.



Please note that a Building Permit cannot be issued unless a Development Permit, where required, has also been issued.

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

Contact Martensville's Planning & Regulations Department for regulation information regarding **attached garages**.

## Regulations

A detached garage's distance to property lines and the yard's principle building will vary, depending on the location of the garage and the orientation of its main door(s).

### Site Guidelines

- No more than three accessory buildings are permitted within a residential yard.
- No accessory buildings may be located in **front yards**.
- Detached garages shall be located at least 1.0 m away from the yard's principal building.
- Yard, rear: minimum 0.6 m on one side yard and a minimum of 1.2 m on the opposite side yard where the accessory building is over 1.8 m behind the rear wall of the principle building, otherwise a minimum of 1.2 m on both sides.

### Dimensional Size

- A detached garage may not exceed the **height** of a yard's principal building and, in residential districts, the height may not exceed 5.0 m from the floor or grade level to the peak height of the roof.
- In residential districts, the maximum **size** for a detached garage may not exceed the floor area of the principle building, up to a maximum of 85.0 m<sup>2</sup>.

## Property Line Clearance

- The minimum distance from the **side property line** to a detached garage is 0.6 m when the garage is over 1.8 m behind the rear wall of a yard's principle building; Otherwise, the maximum distance is 1.2 m from the side property line.
- Except when conforming with established building lines, no **main door(s)** of a detached garage which faces a road shall be within 3.0 m of the side site line faced by the door and within 6.0 m of the front site line faced by the door.
- The minimum distance from the **rear property line** to a detached garage is 0.6 m. There is an exception when the garage's main door(s) face the rear site line, which requires a minimum distance of 1.2 m from the rear property line.

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