

### MAXIMUM SITE COVERAGE

#### MAIN BUILDINGS (DWELLINGS) (%)

R1	Single Family Detached	50
R1A	Single Family Detached	50
R2	Single Family Detached	50
R2	Two Family Dwelling	60
R2	Multiple Family Dwelling	60
R3	Single Family Detached	50
R3	Two Family Dwelling	60
R3	Multiple Family Dwelling	60
R4	Multiple Family Dwelling	60
R5	Single Family Detached	50
RMH	Mobile Home	50

- Numbers include additions, attached garages and carports.
- *Maximum Site Coverage* for accessory buildings in all residential zones is 10.4% or 100m<sup>2</sup>.

### MINIMUM FRONT, SIDE AND

#### REAR YARDS (m)

ZONE	FRONT	SIDE	REAR
R1	7.5	1.2 <sup>(1)</sup>	6
R1A	6	1.2 <sup>(1)</sup>	6
R2	6	1.2 <sup>(1)</sup>	6
R2	6	1.2 <sup>(1), (2)</sup>	6
R2	6	(2), (3)	6
R3	6	1.2 <sup>(1)</sup>	6
R3	6	1.2 <sup>(1), (2)</sup>	6
R3	6	(2), (3)	6
R4	6	(2), (3)	6
R5	6	1.2 <sup>(1)</sup>	6
R5	6	1.5 <sup>(1)</sup>	6
RMH	6	1.2 <sup>(1)</sup>	4.5

- (1) Corner Sites must have a side yard of 3 m along the flanking street,
- (2) Except that no side yard is required where a common wall divides two dwelling units
- (3) for one-storey multiple unit dwellings, the minimum side yard requirement shall be 1.8 metres, unless dwelling is on a corner site, in which case the minimum side yard requirement shall be 3 metres for the side flanking the street; for multiple unit dwellings that are two (2) or three (3) storeys, the minimum side yard requirements shall be 3 metres; for multiple unit dwellings that are four (4) storeys or higher, the minimum side yard requirement shall be ½ of the building height, to a maximum of six (6) metres

### INSPECTION PROGRAM

- The owner or agent for the owner must call in for an inspection at the specified stages of construction, giving one working day notice.
- The owner or agent for the owner is responsible to correct all the items of deficiency noted by the inspector.

#### INSPECTION STAGES: New Construction and Additions:

1. Footing Forms
2. Pre-Backfill and at sub floor for wood foundations.
3. Framing
4. Pre-Drywall
5. Before use or occupancy.
6. Final

#### Alterations:

1. Framing
2. Pre-Drywall
3. Before use
4. Final

#### Fireplaces and Decks:

1. Framing
2. Before use
3. Final

#### New or Additions To Garages:

1. Footing Forms
2. Framing
3. Before use
4. Final

#### Minor Alterations (non-structural)

1. Final

This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Corporate Services & Planning Department for assistance as the City of North Battleford accepts no responsibility to persons relying solely on this information.

2023

# CORPORATE SERVICES & PLANNING



**RESIDENTIAL CONSTRUCTION  
LICENCING INFORMATION**

## BUILDING PERMITS ARE REQUIRED:

- To erect a new building or structure (including garages, decks, swimming pools and mobile homes).
- To demolish, repair, alter, add to, or move an existing building or structure.
- To construct a recreation room or fireplace.
- For repairs which change or effect the structural nature of a building or structure.
- Install "Bay", "Bow" or "Box" windows in new or existing openings.

## BUILDING PERMITS

### ARE NOT REQUIRED FOR:

- Fences, sidewalks, planters, driveways.
- Painting, decorating, and laying carpet.
- Cabinet work
- Repairs using similar or same materials for the purpose of maintenance, and which do not affect any structural requirements.
- Accessory building not greater than 10m<sup>2</sup> provided they conform to Zoning Regulations.

## INFORMATION TO BE

### PROVIDED ON PLANS:

- Dimensions of the land (lot) on which the building is to be located.
- Position, height and horizontal dimensions of all buildings on, or to be placed on the lot.
- Plan of each floor of the building showing the proposed use of each room.
- Elevations of the buildings.
- Cross section showing construction of walls, roof, and floor, including insulation.
- Mechanical and electrical drawings (where required).

## PLEASE REMEMBER!

**A building permit is required prior to commencing work.**

The drawings must provide enough information so that the Building Code requirements and the Zoning Regulations can be checked.

**NOTE:** It is the responsibility of the owner to locate all utility line easements. Check with Land Titles and Utility companies.

## WHAT TO BRING

- Two (2) sets of plans.
- At scale no smaller than 1/4" to the foot.

## ARCHITECT'S OR ENGINEER'S SEAL

- Most commercial and industrial projects (value over \$75,000) require architect's or engineer's stamp.

## NATIONAL BUILDING CODE

### CAN BE OBTAINED FROM:

Publication Sales  
Administrative Services Branch  
National Research Council  
Ottawa, Canada K1A 0R6

## FURTHER INFORMATION

Licensing	445-1736
Zoning	445-1798
General City	445-1700
Fire Safety	445-1770

## WHERE TO APPLY FOR A BUILDING PERMIT

### CORPORATE SERVICES & PLANNING

#### CITY HALL

1291-101<sup>st</sup> Street

P.O. Box 460

North Battleford, SK S9A 2Y6

Phone: (306) 445-1798

Fax: (306) 445-1739

### OFFICE HOURS:

8:00 AM to 12:00 PM and 1:00PM to 4:30 PM  
Monday to Friday

### BUILDING PERMIT FEES:

\$5.00 per \$1000 value up to \$100,000, plus  
\$4.50 per \$1000 value over \$100,000, and  
that the minimum permit fee shall be \$75.00

**\* The fee shall be doubled if work  
is started without a permit**

## WHERE TO APPLY FOR A BUSINESS LICENCE

### CORPORATE SERVICES & PLANNING

#### CITY HALL

1291-101<sup>st</sup> Street

P.O. Box 460

North Battleford, SK S9A 2Y6

Phone: (306) 445-1736

Fax: (306) 445-1739

**A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION!**