

Residential Building Regulations

Single Detached Dwellings

Information Sheet



Setback Requirements (Zoning Bylaw No. 2/87)

Front yard minimum	7.5 metres (24'7")
Rear yard minimum	6.0 metres (19'8")
Side yard minimum	1.2 metres (3'11")

Elevation (Bylaw No. 3-13)

The finished lot elevation or level at the front foundation must be eighteen inches (18") above the centre-line elevation of the curb (or of the finished street, where there is no curb).

Building Permits (Building Bylaw No. 2-07)

Permits are required for the construction, alteration, and reconstruction of a building. The fee for a permit is based on the determined value of construction. R.C. Inspection Services is contracted by the Town of Wadena as the Building Inspector for residential projects. The inspection fees are borne by the permit applicant.

Accessory Buildings (Bylaw No. 06-08)

- shall not be located in a required front yard or side yard
- shall be located no less than 0.75 metres (2'6") from the side lot line – measured from the base of the building
- shall have a wall-height not exceeding 3.66 metres (12') from grade level to the underside of the eaves
- with a door opening onto a lane shall be located not less than 1.5 metres (4'11") from the lot line abutting the lane. If the door doesn't face the lane, the building shall be no less than 0.6 metres (2') from the lot line abutting the lane.
- located within 1 metre (3'3") of the principal building shall comply with all the minimum yard requirements of the principal building.

Demolition or Removal Permits (Building Bylaw No. 2-07)

- The fee for a permit to demolish or remove a building is \$15.00.
- Deposits (Performance Bonds) - In addition to the permit fee, the applicant shall pay a deposit as prescribed in the Town's Building Bylaw to cover the cost of restoring the site to a satisfactory condition. When the work has been completed, the deposit shall be refunded to the applicant, based on the percentage of the Town of Wadena's satisfaction with the work.

Community & Economic Development

102 Main Street North • Monday – Friday, 8:00 am – 4:00 pm • PO Box 730 Wadena, SK S0A 4J0

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Duration (Building Bylaw No. 2-07)

All building permits issued expire six months from the date of issue; however, with written permission from the Town of Wadena, in some circumstances, the permit's expiry date may be extended .

All development permits issued expire 12 months from the date of issue.

Saskatchewan Plumbing & Drainage Regulations

Provincial regulations apply. Plumbing permits must be obtained from the Town Office and must be signed off by the Health Inspector.

Fences (Bylaw No. 05-14)

A permit is not required for fences; however, fence construction and placement must be compliant with the Town of Wadena's bylaws. Fences shall not be placed in the front yard and shall not exceed 2 metres (6'7") in height. The fence is to be located 150 mm (6") inside the fence owner's property line (unless the adjacent property's owner agrees that the fence may be constructed along the property line).

This information sheet has no legal status and should not be used as an official interpretation of the current codes and regulations in effect. Users are advised to contact the Town Office, as the Town of Wadena accepts no responsibility to persons relying solely on this information.

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