



CITY OF WARMAN

BUSINESS INVESTMENT PACKAGE

Updated: January 2021

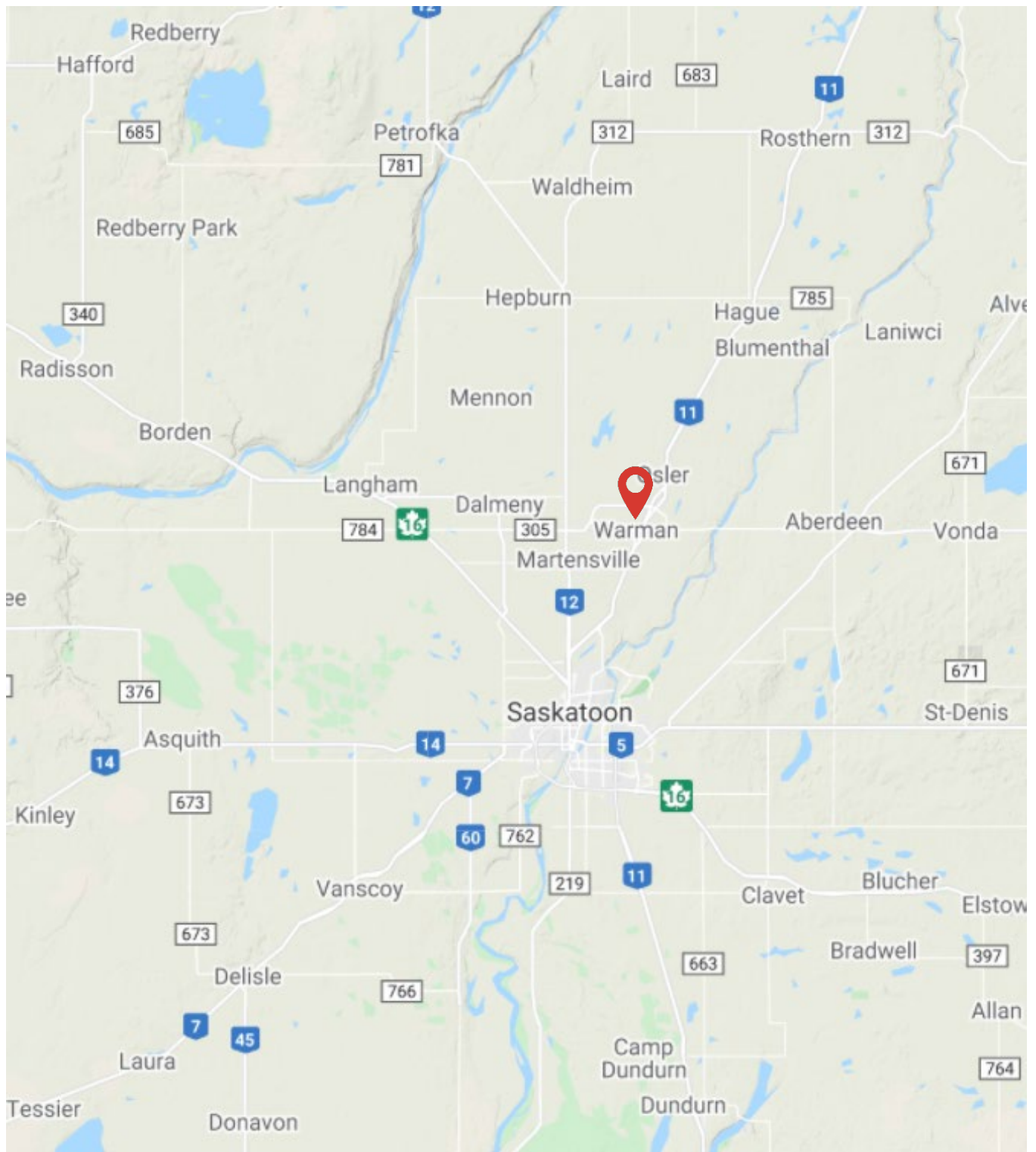
Developed by [SREDA](#) (with information from Townfolio & municipal sources)

CITY OF WARMAN QUICK FACTS

Province, Country	<u>Saskatchewan, Canada</u>
Total Population	<u>12,815</u>
Unemployment Rate	<u>6.3%</u>
Distance to Saskatoon	<u>21 km</u>
Main Highway	<u>Highway 11</u>
Rail Access	<u>Canadian National Railway</u>
Water Provider	<u>SaskWater</u>
Wastewater Provider	<u>City of Warman</u>
Electricity Provider	<u>SaskPower</u>
Natural Gas Provider	<u>SaskEnergy</u>
Land Use Map	<u>Link (pg. 79)</u>
Development Incentive	<u>Tax Exemption (3-5 years)</u>
Business License	<u>\$100</u>



LOCATION



COMMUNITY INFO

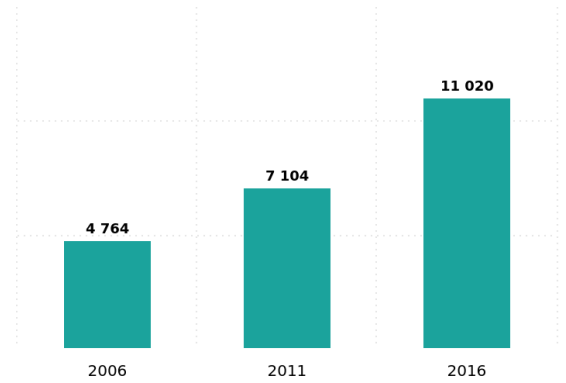
Website	https://www.warman.ca/
Phone Number	306-933-2133
Email	admin@warman.ca
Street Address	107 Central Street W, Warman, SK
Mailing Address	Box 340, Warman, SK
Postal Code	S0K 4S0

INVESTMENT / BUSINESS ASSISTANCE

Company	SREDA
Contact Name	Kristen Johannesson
Title	Manager, Regional Economic Development & Planning
Email	kjohannesson@sreda.com
Phone Number	(306) 664-0727
Street Address	103 - 202 4 th Ave N, Saskatoon, SK
Postal Code	S7K 0K1

DEMOGRAPHICS

Total Population (2020 Estimate):	12,815
Median Age	33.4
Distribution by Age Group (%)	
0-14 years	26.6%
15-64 years	65.5%
65 + years	7.9%



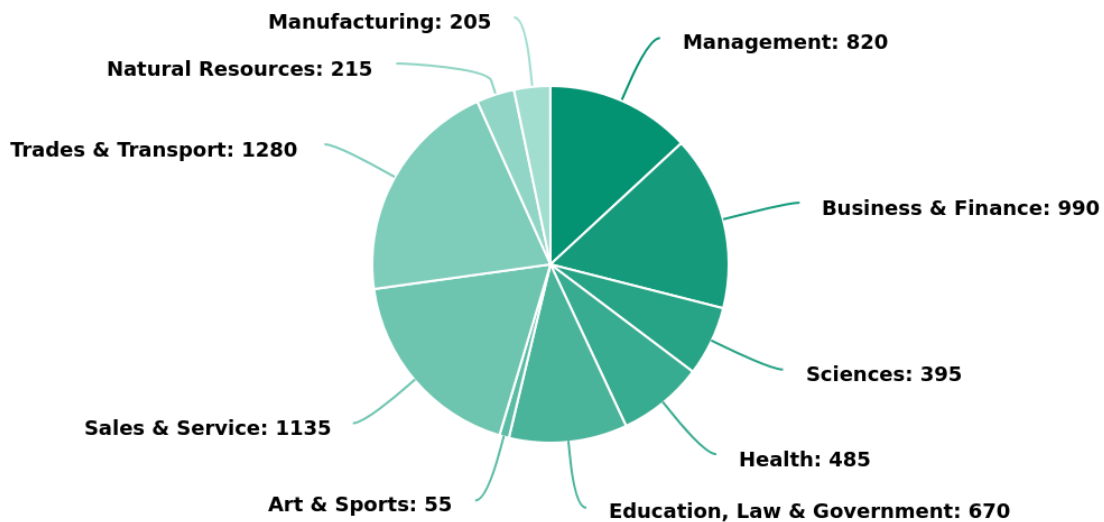
LABOUR

Employable Population	9,505
Unemployment Rate	6.3%

MAJOR EMPLOYERS

Business Name	Sector	Number of Employees
Warman Home Centre	Retail / Construction	Unknown
Warman Homes	Construction	Unknown
Iron Nation Equipment	Auto / Retail	Unknown
Home Hardware	Retail / Construction	Unknown

LABOUR FORCE (BY OCCUPATION)



TRANSPORT

ROAD

Major Highway	<u>Highway 11</u>
Secondary Highway	<u>Highway 305</u>
Highway Clearance Corridor	<u>No</u>

RAIL

Company	<u>CN</u>
Distance to Rail Track	<u>Within municipality</u>
Distance to Switching Yard	<u>N/A</u>

Source: <https://rac.jmaponline.net/canadianrailatlas/>

AIR

Airport	<u>Saskatoon International Airport</u>
Distance to Airport	<u>22 km</u>
Major Carriers	<u>Delta, West Jet, Air Canada, Flair Airlines, Transwest Air</u>

Largest Cities Serving	Canada	International
	<ul style="list-style-type: none"> - Toronto, - Vancouver - Ottawa - Edmonton - Calgary - Winnipeg 	<ul style="list-style-type: none"> - Phoenix - Orlando - Las Vegas - Minneapolis - Cancun - Puerto Vallarta

DISTANCE TO MAJOR CENTRES

Saskatoon	<u>21 km</u>
Regina	<u>282 km</u>
Calgary	<u>625 km</u>
Edmonton	<u>519 km</u>
Winnipeg	<u>805 km</u>
USA Border	<u>434 km</u>

DEVELOPMENT PERMITS

	Cost	Approval Time	Form
Building Permit	\$5/\$1000*	7-10 days	Link
Development Permit	N/A	1-3 days	Link
Discretionary Use	\$100 + \$270	20-40 days	Contact city
P4G Approval	N/A	N/A	N/A
Subdivision	\$1,500	30-50 days	N/A
Rezoning	\$1,500	30-50 days	N/A

*Per \$1000 value of construction

PLANNING DOCUMENTS

Zoning Bylaw



Official Community Plan



Land Use Map (pg. 79)



DEVELOPMENT INCENTIVE

Incentive Offered	<u>Tax Exemption</u>
Incentive Length	<u>3-5 years</u>
New or Existing Businesses	<u>New & Existing</u>

Policy Document



Application Form



BUSINESS LICENSE

Business Type	Annual Fee
Home-based	\$100
Store-Front	\$100
Contractor	\$100
Direct Seller (door to door)	\$75
Transient Trader	\$75

POTABLE WATER

Provider	<u>SaskWater</u>
Current Capacity	<u>Unknown</u>
Average Daily Demand	<u>0.6 mgd</u>
Peak Demand	<u>1.2 mgd</u>

	Residential	Commercial
Basic Monthly Charge	\$45.22	\$45.22
Basic Monthly Amount	1,750 gallons	1,750 gallons
Overage Charge	\$25.84	\$25.84
Connection Fee	\$290 (3/4" meter pipe)	Varies on pipe size (link)
Infrastructure Fee	N/A	N/A

**mgd = millions of gallons per day*

WASTEWATER

Provider	<u>City of Warman</u>
Current Capacity	<u>13,500 population</u>
Average Daily Demand	<u>0.53 mgd</u>
Peak Demand	<u>1.06 mgd</u>

	Residential	Commercial
Basic Monthly Charge	\$10.00	\$13.57
Basic Monthly Amount	20% water bill	30% water bill
Overage Charge	N/A	N/A
Connection Fee	N/A	N/A
Infrastructure Fee	N/A	N/A

**mgd = millions of gallons per day*

ELECTRICITY

Provider	<u>SaskPower</u>
Connection Fee	<u>\$35.00</u>

RESIDENTIAL

Basic Monthly Charge	<u>\$22.79</u>
Energy Charge (\$/kWh)	<u>\$0.14228</u>
Federal Carbon Charge (\$/kWh)	<u>\$0.005744</u>

COMMERCIAL / INDUSTRIAL

	Small (0 to 75 kVa)	Large (<75 to 3,000 kVa)
Basic Monthly Charge	\$31.34	\$57.94
Demand Charge		
First 50 kVa/month	\$0.00	\$0.00
Balance (\$/kVa)	\$15.148	\$15.60
Energy Charge		
First block kWh/month	14,500	16,750
First block (\$/kWh)	\$0.13669	\$0.11987
Balance (\$/kWh)	\$0.07218	\$0.07674
Federal Carbon Charge	\$0.005728	\$0.005728

TELECOMMUNICATIONS

	Availability	Providers
Wireless	Yes	SaskTel, Access Communications
4G	Yes	SaskTel, Rogers, Telus
5G	Yes	Rogers

Source: <https://www.saskpower.com/Accounts/Power-Rates/Power-Supply-Rates>

NATURAL GAS

Provider	<u>SaskEnergy</u>
Connection Fee	<u>\$23.20</u>

RESIDENTIAL

Basic Monthly Charge	<u>\$23.20</u>
Delivery Charge (\$/m ³)	<u>\$0.0993</u>
Commodity Rate (\$/m ³)	<u>\$0.0998</u>
Federal Carbon Charge (\$/m ³)	<u>\$0.0783</u>

COMMERCIAL

	Small Commercial (0 to 100,000 m³/year)	Large Commercial (100,000 to 660,000 m³/year)
Basic Monthly Charge	<u>\$38.50</u>	<u>\$137.40</u>
Delivery Charge (\$/m ³)	<u>\$0.0811</u>	<u>\$0.0684</u>
Commodity Rate (\$/m ³)	<u>\$0.0998</u>	<u>\$0.0998</u>
Federal Carbon Charge (\$/m ³)	<u>\$0.0783</u>	<u>\$0.0783</u>

SMALL INDUSTRIAL (660,000 to 1,320,000 m³/year)

Basic Monthly Charge	<u>\$216.00</u>
Delivery Charge (\$/m ³)	
First 40,000 (m ³ /month)	<u>\$0.0442</u>
All remaining volumes	<u>\$0.0381</u>
Commodity Rate (\$/m ³)	<u>\$0.0998</u>
Federal Carbon Charge (\$/m ³)	<u>\$0.0783</u>

Source: https://www.saskenergy.com/business/comrates_curr.asp
Source: https://www.saskenergy.com/residential/resrates_curr.asp

WASTE MANAGEMENT

	Residential	Commercial
Provider	Loraas	Loraas
Garbage Monthly Fee	Part of property tax	Same as residential or contracted out
Recycling Monthly Fee	Part of property tax	Same as residential or contracted out

Landfill / Transfer Station	Northern Landfill Inc.
Owned By	Loraas
Distance To	11.3 km
Entry Fee	\$13
Tipping Fee (\$/tonne)	\$105

TAXES

Municipal Mill Rate	5.74
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	Residential	Commercial
Library Mill Rate	0.00	0.00
Education Mill Rate	4.12	6.27
Other Levies	N/A	N/A

	Residential	Commercial
Mill Rate Factor	1.00	0.87
Base Tax	\$530	\$830
Minimum Tax	N/A	N/A

Provincial Sales Tax (PST)	6%
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Federal Sales Tax (GST)	5%
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WAGESMinimum Wage (\$/hour) \$11.45

Occupation	Low	Median	High
Biologist	\$27.50	\$35.58	\$62.48
Chemical Engineer	\$20.00	\$38.46	\$68.75
Civil Engineer	\$40.87	\$55.67	\$81.73
Computer Programmer / Developer	\$23.08	\$53.25	\$72.12
Geoscientist	\$25.00	\$37.95	\$72.12
Heavy Equipment Operator	\$20.00	\$27.00	\$40.00
Industrial / Manufacturing Engineer	\$32.69	\$33.65	\$57.69
Industrial Electrician	\$32.93	\$45.00	\$49.40
Industrial Mechanic	\$20.00	\$38.78	\$49.32
Power Engineer / Operator	\$24.68	\$38.90	\$58.00
Software Engineer	\$20.00	\$36.06	\$59.63
Welder	\$19.42	\$29.00	\$44.00

GOVERNMENT

LOCAL

Structure	<u>Mayor & Council</u>
Number of Elected Officials	<u>7</u>
Administrator	<u>Bob Smith</u>
Phone Number	<u>306-385-2329</u>
Email	<u>bobs@warman.ca</u>

PROVINCIAL

Constituency	<u>Martensville-Warman</u>
Political Party	<u>Saskatchewan Party</u>
Representative Name	<u>Terry Jenson</u>
Phone Number	<u>306-242-2111</u>
Email	<u>office@terryjenson.ca</u>

FEDERAL

Constituency	<u>Carlton Trail—Eagle Creek</u>
Political Party	<u>Conservative</u>
Representative Name	<u>Kelly Block</u>
Phone Number	<u>306-975-4004</u>
Email	<u>Kelly.Block@parl.gc.ca</u>