

**BUILDING A DETACHED  
GARAGE?  
THINGS YOU SHOULD KNOW FIRST**

**GENERAL REQUIREMENTS**

**A GARAGE OR ACCESSORY BUILDING WITH AN AREA GREATER THEN 9.29m<sup>2</sup> (100 ft<sup>2</sup>) IN RESIDENTIAL AREAS OF THE CITY REQUIRES A BUILDING PERMIT.**

THE MAXIMUM NUMBER OF ACCESSORY BUILDINGS IS 3.  
THE MAXIMUM COMBINED FLOOR AREA OF EACH ACCESSORY BUILDING IS LIMITED TO 96.25m<sup>2</sup> (1036 ft<sup>2</sup>) WHERE NO SINGLES ACCESSORY BUILDING CAN BE GREATER THAN 87m<sup>2</sup> (936 ft<sup>2</sup>) AND NOT BE GREATER THAN THE PRINCIPLE RESIDENCE.  
MAXIMUM LOT COVERAGE OF ALL BUILDINGS COMBINED IS 40%.

A MAXIMUM WALL HEIGHT IS 3.05m (10'-0") AND TOTAL HEIGHT TO ROOF PEAK IS 5.49m (18'-0").

A GARAGE APPROACH OR APRON MAY NOT AFFECT THE FLOW OF ALLEY DRAINAGE.

**LOCATION ON PROPERTY**

WHEN BUILDING A GARAGE OR OTHER ACCESSORY USE BUILDING, IT IS ADVISED THAT YOU OBTAIN A REAL PROPERTY REPORT OR CONSULT A SASKATCHEWAN LAND SURVEYOR TO DETERMINE THE EXACT LOCATION OF THE PROPERTY LINES.

**NO ACCESSORY BUILDINGS INCLUDING GARAGE TENTS ARE ALLOWED IN FRONT YARDS.**

**REAR YARD - setbacks**

1.5m (5'-0") WHEN THE VEHICLE ACCESS DOOR OPEN ONTO THE LANE. (SEE SITE PLAN C)  
1.2m (4'-0") WHEN THE VEHICLE ACCESS DOOR DOES NOT OPEN ONTO THE LANE.(SEE SITE PLAN B)

**SIDE YARD - setbacks**

**CORNER LOT**  
3.0M (9'-10") WHEN THE VEHICLE ACCESS DOOR OPEN ONTO A FLANKING STREET. (SEE SITE PLAN A)

1.2m (4'-0") WHEN THE VEHICLE ACCESS DOOR DOES NOT OPEN ONTO THE FLANKING STREET.

**INTERIOR LOT**  
1.2M (4'-0") FROM ANY PROPERTY LINE. (SEE SITE PLANS B,C,D)

FABRIC COVERED STRUCTURES AND BUILDINGS OR STRUCTURES LESS THAN 9.29m<sup>2</sup> (100 ft<sup>2</sup>) IN FLOOR AREA CAN NOT BE SITUATED LESS THAN 0.6m (2'-0") FROM A SIDE OR REAR SITE LINE.

MAXIMUM FLOOR AREA FOR FABRIC COVERED STRUCTURES IS 22.3m<sup>2</sup> (240 ft<sup>2</sup>).

ALL DETACHED ACCESSORY BUILDINGS OR STRUCTURES SHALL NOT BE SITUATED LESS THAN 1.2m (4'-0") FROM ANY OTHER BUILDING ON THE SITE.

**OVERHANGS**

ROOF OVERHANGS MUST BE A MINIMUM OF 0.45m (18") FROM THE PROPERTY LINE.  
OVERHANGS 1.2m (4'-0") FROM THE PROPERTY LINE OR LESS MUST HAVE NON VENTING SOFFITS.

**BUILDING PERMIT APPLICATION**

TO APPLY FOR A BUILDING PERMIT TO CONSTRUCT A GARAGE, OBTAIN A BUILDING PERMIT APPLICATION FROM BUILDING SERVICES AND FILL IN **ALL** THE INFORMATION REQUIRED IN THIS BROCHURE

**REQUIRED INSPECTIONS**

A GARAGE THAT REQUIRES A BUILDING PERMIT IS REQUIRED TO BE INSPECTED BY A CITY BUILDING OFFICIAL.

IT IS THE HOME OWNERS RESPONSIBILITY TO CONTACT BUILDING SERVICES AND OBTAIN THE REQUIRED INSPECTIONS.

**ADDITIONAL INFORMATION**

BEFORE EXCAVATING OR DRILLING HOLES IT IS ADVISED THAT YOU CONTACT THE FOLLOWING UTILITY PROVIDERS FOR LINE LOCATIONS.

SASK FIRST CALL      1-866-828-4888      SASK1STCALL.COM  
ACCESSCOMM              306-786-1566

***BUILDING PERMIT APPLICATIONS WILL NOT BE PROCESSED UNLESS ALL INFORMATION REQUIRED IN THIS BROCHURE IS PROVIDED***

THIS BROCHURE IS PUBLISHED BY THE CITY OF YORKTON AND HAS NO LEGAL STATUS AS AN OFFICIAL INTERPRETATION OF THE VARIOUS CODES, REGULATIONS, BYLAWS OR STATUTES CURRENTLY IN EFFECT WITH REGARD TO CONSTRUCTION OR THE OFFERING FOR SALE OF ANY PROPERTY BY THE CITY OF YORKTON. USERS ARE ADVISED TO CONTACT THE BUILDING SERVICES DIVISION FOR ASSISTANCE AS THE CITY OF YORKTON ACCEPTS NO RESPONSIBILITY TO PERSONS RELYING SOLELY ON THIS INFORMATION



# FOR BUILDING PERMIT APPLICATION

The following checklist may be used with  
your permit application

Address \_\_\_\_\_

Size - Width X Length \_\_\_\_\_

## ROOF

Type of Roof Shingles: Asphalt  Other \_\_\_\_\_

Type of Roof Sheathing: OSB  Plywood

Sheathing Thickness: 3/8"  7/16"

Complete with H-Clips:

Spacing of Trusses: 24"  Other \_\_\_\_\_

Slope of Roof: 4/12  6/12  Other \_\_\_\_\_

Width of Eave Overhang: 12"  18"  24"

Gable ends with Lookout Rafters:

Ventilation: Soffit  Gable  Ridge  Roof

## WALLS

Type of Siding: Vinyl  Stucco

Building Paper  House Wrap

Type of Wall Sheathing: OSB  Plywood

Sheathing Thickness: 3/8"  7/16"

Stud Size: 2" X 4"  2" X 6"

Stud Spacing: 16"  24"

Height of Wall: 8'-0"  10'-0"  Other \_\_\_\_\_

Pressure Treated Bottom Plate:

Garage Door Opening Width: \_\_\_\_\_

Clearance Between Grade and Cladding: \_\_\_\_\_

Size of Lintels/Beams: \_\_\_\_\_

## FOUNDATION

Slab on Grade:

Slab Thickness: \_\_\_\_\_

250mm Thickened Edge:

Pile and Grade Beam:

Pile Detail: \_\_\_\_\_

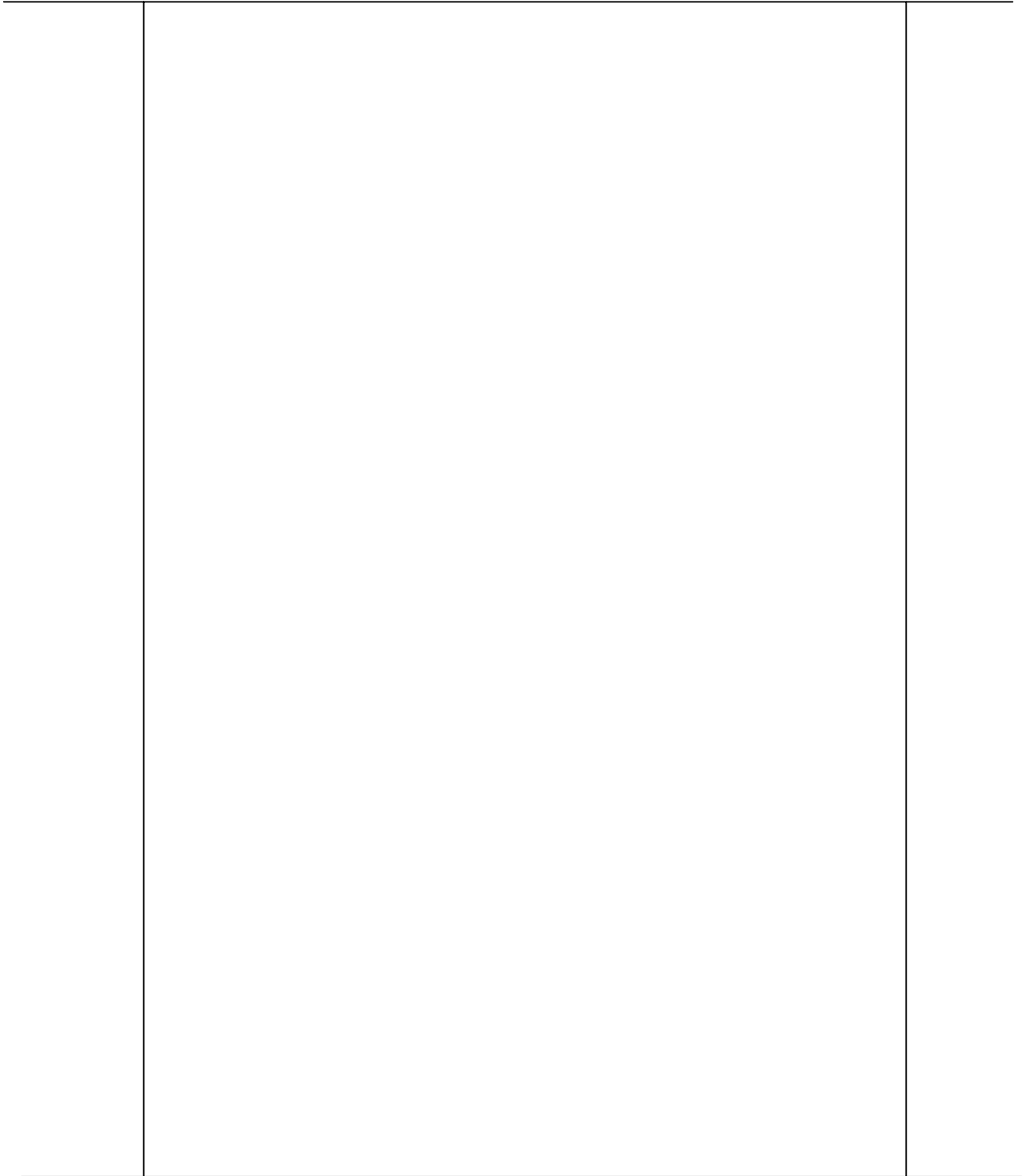
Grade Beam Detail: \_\_\_\_\_

### NOTE:

ALL INFORMATION MUST BE  
PROVIDED IN ORDER TO  
PROCESS PERMIT APPLICATION

( Include all buildings on property including sheds )

**STREET**



**lane**