

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

GENERAL REQUIREMENTS

A GARAGE OR ACCESSORY BUILDING WITH AN AREA GREATER THEN 9.29m² (100 ft²) 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 96.25m² (1036 ft²) WHERE NO SINGLES ACCESSORY BUILDING CAN BE GREATER THAN 87m² (936 ft²) 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 9.29m² (100 ft²) 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 22.3m² (240 ft²).

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

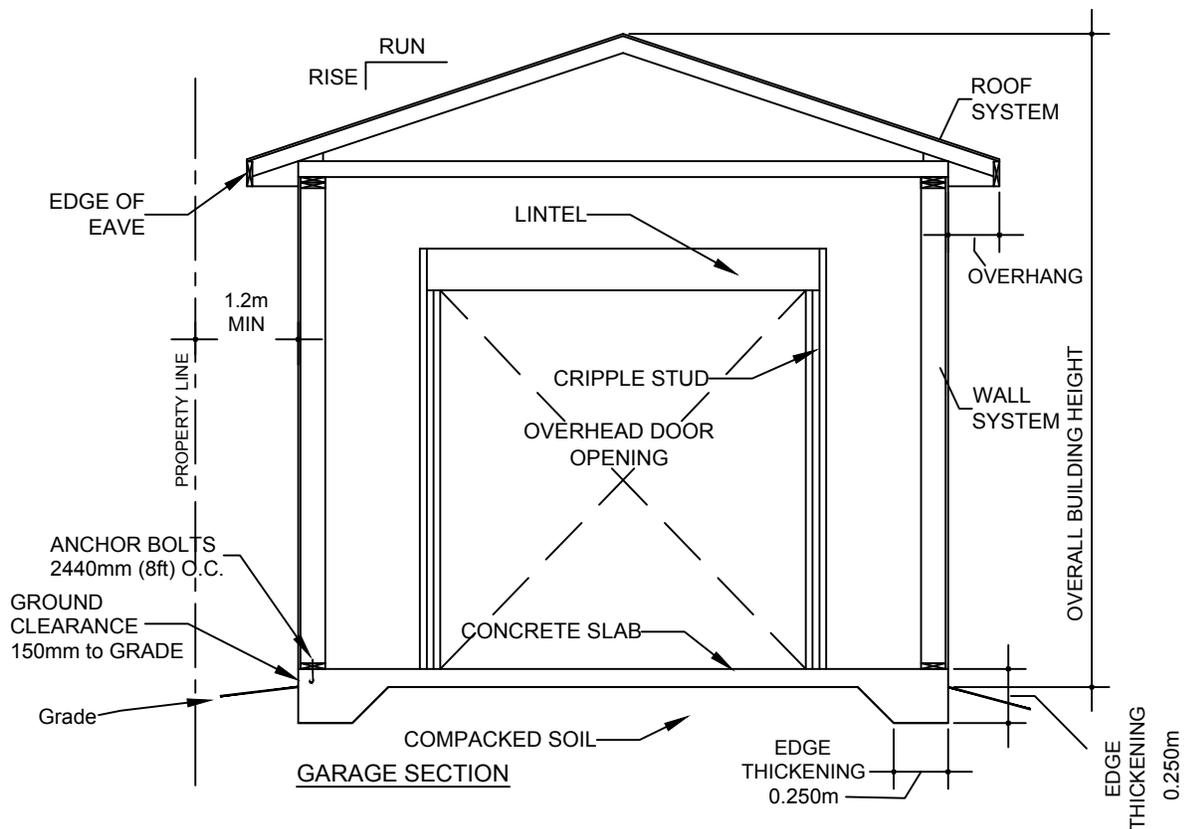
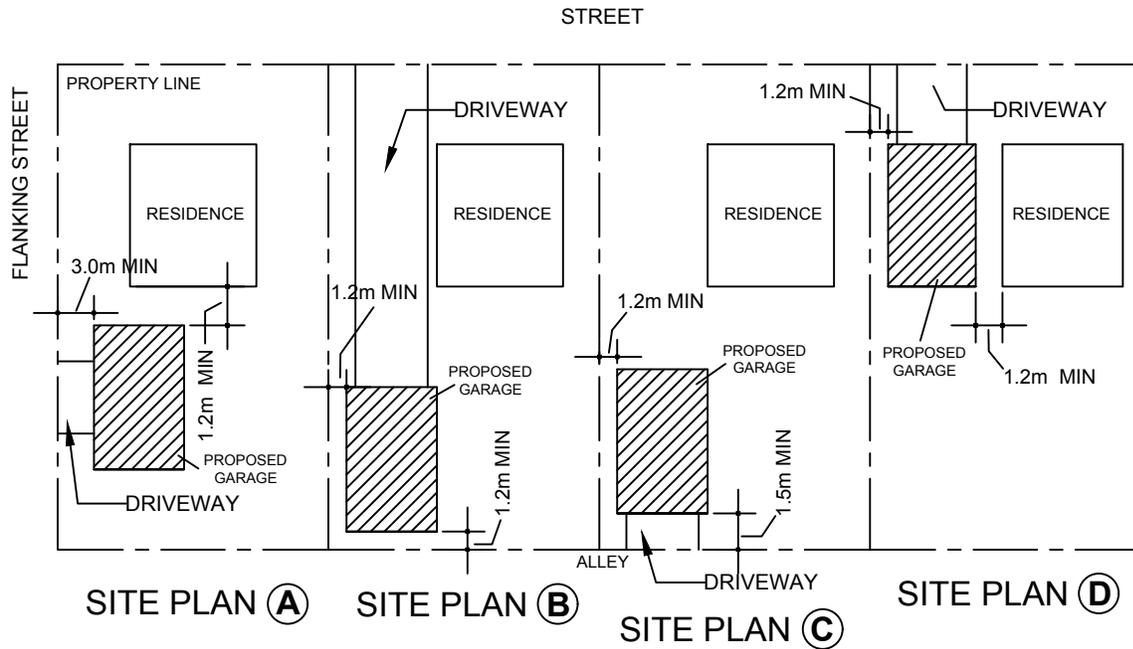
BEFORE EXCAVATING OR DRILLING HOLES IT IS ADVISED THAT YOU CONTACT THE FOLLOWING UTILITY PROVIDERS FOR LINE LOCATIONS.

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

INFORMATION ONLY





Building Permit Application Small Projects

This is NOT a Building Permit

Project Information

Building Address (include Unit #)	Legal Description Lot Block Plan	Value of Construction
Description of work	Existing Use	Proposed Use

Property Owner

Contact Name/Company Name			
Address	City	Province	Postal Code
Phone Number		Email	
SIGNATURE OF REGISTERED OWNER:		x	

Contractor

Contact Name/Company Name			
Address	City	Province	Postal Code
Phone Number		Email	

Invoice to be charged to Property Owner Contractor

DECLARATION AND SIGNATURES: to be completed for ALL BUILDING PERMIT APPLICATIONS

I hereby acknowledge that I have read this application and state that the information contained herein is correct and agree to comply with all City of Yorkton Bylaws and/or Provincial laws regulating Building and Occupancy and all Building Code Requirements. The issuance of a building permit does not relieve the owner and authorized agents from complying with the requirements of the National Building Code of Canada, as amended and within the scope of *The Construction Codes Act*. I further declare that the submission of this application does not give permission to begin work on this project.

Applicant Signature

Date

The personal information being collected on this form is for the purpose of processing and acting upon this application in accordance with City of Yorkton Building Bylaw 16/2012, and is protected by the privacy provisions of *The Local Authority Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection, use and disclosure of your personal information in this process, please contact the City Clerk for the City of Yorkton at 306-786-1717.

Return to: City of Yorkton Building Services, 37 Third Ave N, Yorkton, SK S3N 2W3

Tel. 306-786-1710

Email: buildingservices@yorkton.ca

www.yorkton.ca

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 _____

Height to garage peak _____

Type of Roof Sheathing: OSB Plywood

Height to house peak _____

Sheathing Thickness: 3/8" 7/16"

Complete with H-Clips:

Height of exterior house walls (ground to eaves) _____

Spacing of Trusses: 24" Other _____

Roof finish on house _____

Slope of Roof: 4/12 6/12 Other _____

Width of Eave Overhang: 12" 18" 24"

Wall finish on house _____

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:

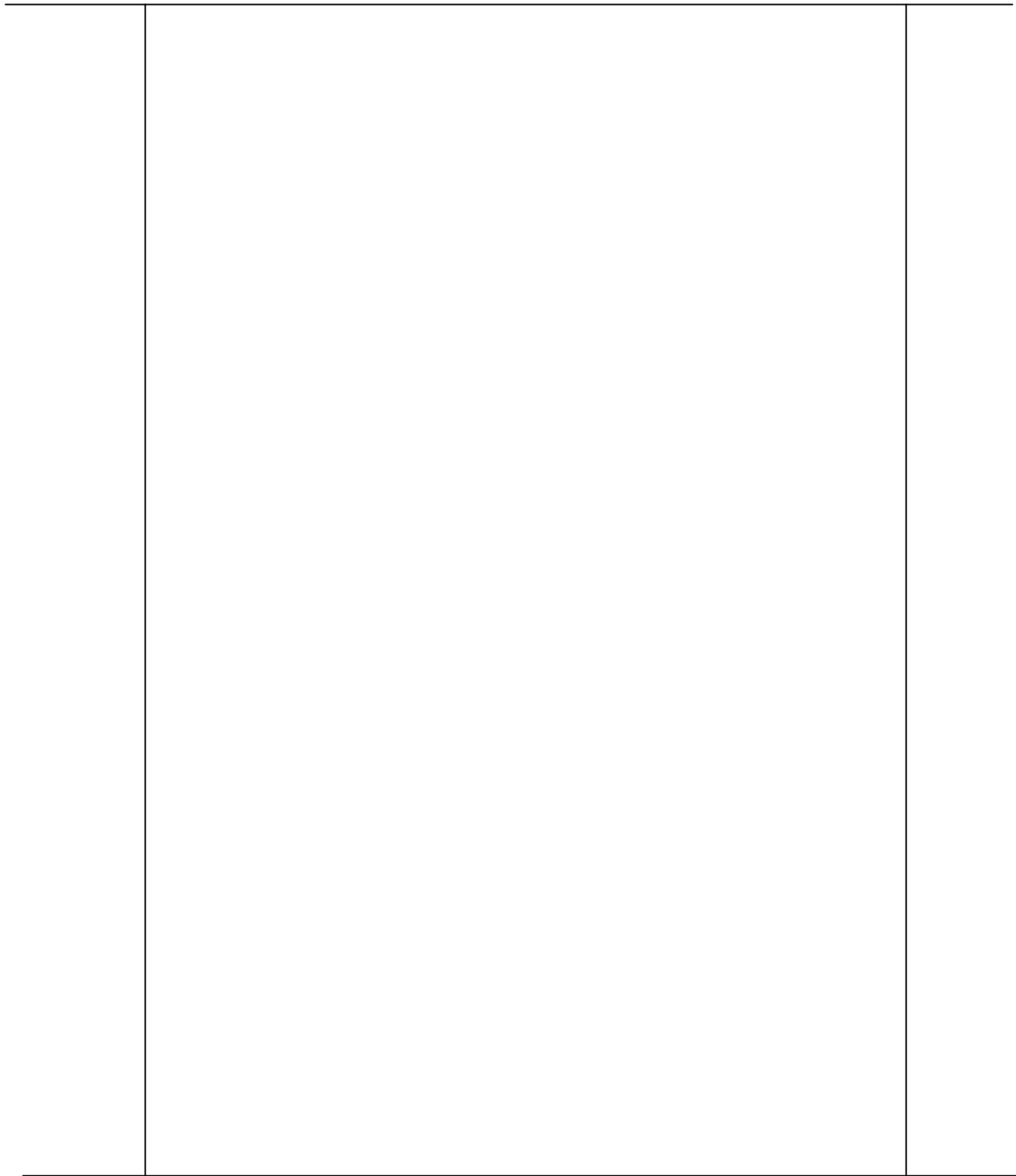
ALL INFORMATION MUST BE
PROVIDED IN ORDER TO
PROCESS PERMIT APPLICATION

(Include all buildings on property including sheds)

SITE PLAN

(please indicate which way is North)
If an aerial view &/or other drawing is being used for
the Site Plan please disregard this page.

STREET



lane