

Building a Detached Garage?



General Information

Any garage or accessory building with a floor area exceeding 10 square metres (107.64 square feet) requires a development and building permit.

Accessory buildings shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use.

Private garages and carports attached to the principal building by a substantial roof structure are considered as part of the principal building and subject to the regulations governing the principal building.

When building a garage or other accessory building it is recommended that you acquire a real property report or consult a Saskatchewan land surveyor to determine the exact location of the property lines.

Height of Accessory Building - Accessory buildings are not to exceed the height of the principal building. The elevation of the lot is not considered when measuring the height of a



principal building.

Time of Construction - Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building.

Location on Property:

Accessory buildings are **NOT** allowed in the front yard.

Accessory buildings located in the rear yard shall not restrict access to a rear lane and shall not occupy more than 30% of the rear yard.

In any residential district, there shall be no more than 3 accessory buildings on site.

Setbacks for Accessory Buildings:

Detached accessory buildings shall be located at least **one metre (3 feet 3 inches)** from the principle building.

Rear Yard Setbacks:

-3m (10ft) if the main door of the garage faces the alley.

-0.6m (2ft) in all other circumstances.

Side Yard Setbacks:

-3m (10ft) if the main door faces a street

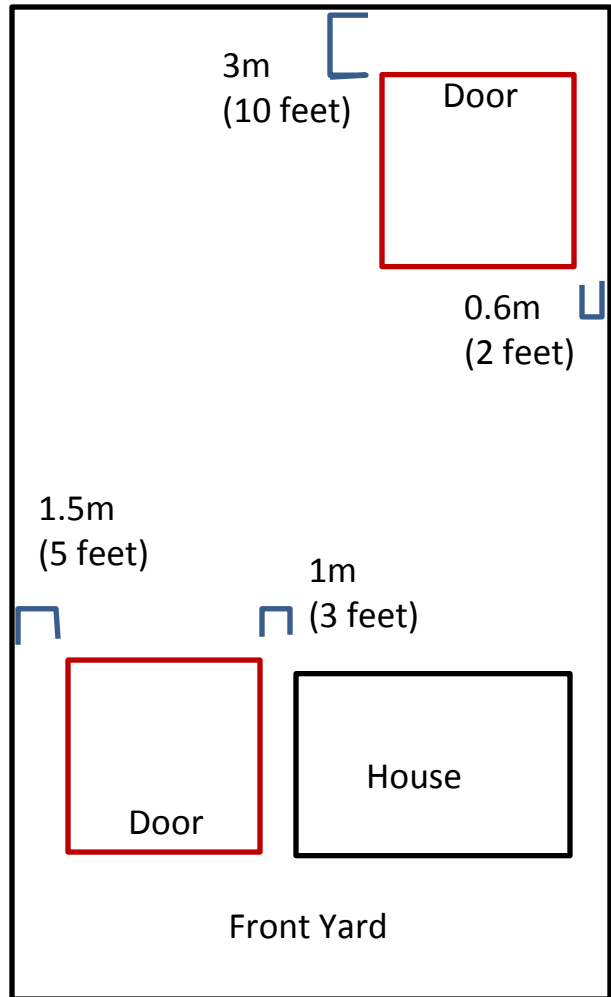
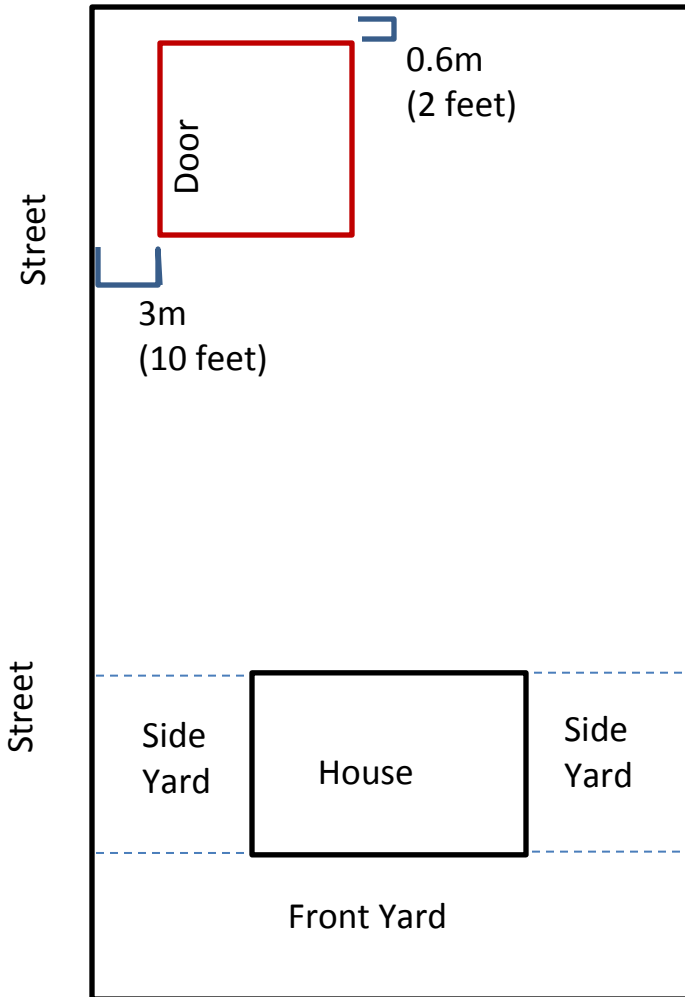
-1.5m (5ft) if the garage is situated in the side yard

-0.6m (2ft) in all other circumstances

Setback Examples

Garage located in rear yard on a corner lot

Garage located in rear yard or side yard



Street

Street

This guide is not a replacement for the Town of Nipawin Zoning Bylaw. It is the responsibility of the homeowner to ensure the construction of a garage meets the requirements of the Bylaw and National Building Code of Canada.

Call Before Digging To avoid injury or disruption of utility services, it is advised that you contact your utility providers at least 48 hours prior to excavating or drilling post holes for line locates.