

Detached Garage Regulations & Garage or Accessory Building Permits

CITY OF MOOSE JAW



A Building Permit is required for all buildings or structures larger than 10m² (107 ft²). Please note that only one accessory building under 107 ft² per property is exempt from obtaining a Building Permit; all other buildings require a permit. Even if a shed does not require a permit it still must meet all Zoning and Building Bylaw requirements.

You may apply for and obtain a Development Permit prior to applying for a Building Permit, at which time only preliminary plans are required. Application forms may be obtained at City Hall, 3rd Floor, Planning & Development Services.

With your completed application please provide two copies of the following:

- **SITE PLAN** including location, use and size of proposed building and any existing buildings on the site, names of adjacent streets or avenues and lot dimensions.
- **FLOOR PLAN** indicating dimensions of building, location and size of doors and windows and location and size of rooms or partitions. Provide details of beams and lintels. Lintels (beams) over garage door(s) shall conform to **NBC 2015, Section 9.23.12.3** or shall be designed by a professional engineer.

- **X-SECTION/FOUNDATION PLAN:** provide details of foundation construction and structural details of building including roof and wall construction, roofing material and wall finish.
- **ENGINEERED FOUNDATION REQUIRED** for any accessory building greater than 55m² (592 ft²).

Where a detached garage or accessory building serving one dwelling unit is located less than 1.2m (4 ft) from a property line, the exposing building face shall have a fire resistance rating of 45 minutes (**NBC 2015, Section 9.10.14.5**) and shall be finished with non-combustible cladding (ie: Hardie Board).

Openings in an exposed building face located less than 1.2m (4 ft) from a property line are not permitted (**NBC 2015, Section 9.10.14.5**).

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Zoning Bylaw setbacks for Private Garages and Accessory Buildings:

One storey accessory buildings such as a **PRIVATE GARAGE, CARPORT, SHED** or similar structure may be erected upon a required rear or side yard provided the following conditions, as indicated in Sections 4.2.1a-h of Zoning Bylaw No. 5346, are met:

- **4.2.1.A** Where a structure in the rear yard is attached to the principal building on a site by a roof, or is detached or separated from the principal building by less than 1 metre (3.3 feet) it shall be part of the principal building and shall not be considered an accessory building; such structure shall be subject to regulations including yard setback requirements as the principal building.
- **4.2.1.B** No detached Garage, Carport, Shed, etc., or any such combination shall:
 - have a combined floor area greater than the total floor area of the principle dwelling (not including attached garage or porch),
 - have a combined floor area greater than 83.61 m² (900 ft²)
 - or cover more than 35% of the rear yard.
- **4.2.1.B** No Garage, Carport, or similar accessory structure or any such combination shall have a combined floor area exceeding 150 metres² (1614 ft²) within any R.5 and R7 Residential District.
- **4.2.1.C** The maximum height of any Garage, Carport, or similar accessory structure within any Residential Zone, except R.5 and R7 Residential District shall be 4.5 metres (14.76 feet) from grade to peak except where the principal dwelling, on the site, is greater than 6 metres (19.68 feet) in height, the maximum allowable height of such accessory structures shall be 5 metres (16.4 feet) from grade to peak.
- **4.2.1.D** Notwithstanding Section 4.2.1.c the maximum building height of any Garage, Carport, or similar accessory structure within any R.5 and R7 Residential District shall be 5.5 metres (18.04 feet) from grade to peak.
- **4.2.1.F** No Garage, Carport or similar accessory structure shall be more than one storey in height above grade within any district except for R5 and R7 Residential Districts.
- **4.2.1.G** No entrance or exit door for a motor vehicle which is situated parallel to a rear yard or a side yard boundary line or lane shall be closer than 1.5 metres (5.0 feet) to such rear yard or side yard boundary.
- **4.2.1.H** Fabric covered accessory structures in any District shall be constructed in compliance with the requirements of the applicable Building & Fire Codes.
- **A DRIVEWAY CROSSING PERMIT** is required for any alteration to City curb. Please contact the Public Works Department to obtain Driveway Crossing Regulations.
- **NO ACCESSORY BUILDINGS** are allowed in front yards.
- **IN ANY CASE, NO PART OF A GARAGE, CARPORT OR ACCESSORY STRUCTURE** shall overhang any lane, street, sidewalk, easement or public place. It is the owner's responsibility to check the property title and investigate any easements or other legal or physical restrictions on the property.

NOTE: Foundation designs may be required to be stamped by a Professional Engineer in some circumstances – see following pages for more information.

Contact your cable, telephone and power companies to ensure utility lines are located and any relevant regulations are followed.