



Residential Detached Garages

City of Meadow Lake

This brochure covers detached garages and similar accessory buildings for single or semi-detached dwellings.

A building permit is required for all accessory buildings more than 10 square meters (107 square feet) in size

The following guide explains some of the basic requirements.

Zoning Regulations (Zoning Bylaw 2/2014)

- 1 Must be in rear or side yard
- 2 Must be a minimum of 1 meter (40 inches) from side and rear property lines
- 3 Maximum permitted building area
 - In zones R1, R2 or R3 is 93 square meters (1000 square feet).
 - In a RL zone is 130 square meters (1400 square feet).
 - Or the area of the main floor of the principle dwelling, whichever is less
- 4 A maximum 40% of the *rear yard* may be covered by buildings. (The rear yard is measured from the rear wall of the house to the rear property line, and between side property lines.)
- 5 There may be a maximum permitted total lot coverage, depending on the Zone. (This includes all buildings on the lot)
- 6 Maximum wall height 12 feet
- 7 Roof peak is not to be higher than house roof peak
- 8 Sheet metal wall cladding not permitted
- 9 Living quarters are not permitted in accessory buildings
- 10 Residential garages are intended for private use only, such as storage of vehicles

Building Code Requirements

- 1 Foundation: Concrete or PWF of an approved design. Must resist frost action and support the intended load. Professional design may be required
- 2 All materials must be acceptable to the building inspector
- 3 Framing: Must meet National Building Code requirements
- 4 Exterior cladding of roof, walls, soffit & fascia is required
- 5 Interior finishing is optional

Application

To apply for a building permit to construct a residential accessory building, you must submit the following information:

1. Plot plan, showing dimensions of your yard, existing buildings, driveways and services
2. Floor plan, including location of doors, windows, overhead doors, services
3. Specifications of overhead door header
4. Materials list (from supplier)
5. Cost of project including labour
6. Proof of lot boundary location

Application for a building permit may be made by appointment between 8:30 am and 4:00 pm Monday to Friday at City Hall, 120 1st Street East, Telephone 306-236-3622.

This information sheet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. The City of Meadow Lake accepts no responsibility for any consequences resulting from persons relying solely on this information.

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