

## CONTACT

**Planning & Development Services**  
City of Prince Albert  
1084 Central Avenue

P: 306-953-4370

**OFFICE HOURS**  
8:00 a.m. — 4:45 p.m.  
Monday to Friday

[www.citypa.ca](http://www.citypa.ca)



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# Garage, Shed & Carport Regulations

What you need to know before you build an accessory building or carport on your property

**Planning and Development Services**  
1084 Central Avenue  
Prince Albert, SK  
S6V 7P3  
P: (306) 953-4370

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## General Requirements

Your garage, shed or carport must comply with all zoning and building code requirements. This brochure is intended as a guide to assist you with understanding those requirements. For further information, please contact the department directly.

### General Requirements

- Cannot be located in the front yard, except for a garage attached to the principal building.
- Max. building height of 3m (10 ft.), except for CR1, CR2, AG, CON and FUD zoning districts. In the CR1 and CR2 zoning districts, the max. height is 4.88m (16 ft.). In the AG, CON and FUD zoning districts, the max. height is 10.7m (35.1 ft.)
- Max. roof pitch of 5/12 or to match existing house.
- Home made roof trusses need an engineer's stamped drawing.

For accessory buildings, the above noted General Requirements apply as well as the following:

- Cover no more than 15% of the site area for all accessory buildings on the property, except for in the CR1 and CR2 zoning districts. In the CR1 zoning district, the max. coverage is 2%. In the CR2 zoning district, the max. coverage is 5%.

### Building Permit Requirements

A building permit is required for accessory buildings over 10m<sup>2</sup> (107sq.ft). For accessory buildings under 10m<sup>2</sup> (107sq.ft), a permit is not required but the requirements still apply. Carports require a building permit regardless of size.

You will need to submit the following information with your building permit application:

- Site plan drawn to scale with metric dimensions showing set backs, eave overhangs and openings such as doors and windows;
- A copy of the floor plan; and
- A copy of the cross section.

A copy of the engineered truss design must be provided to Planning & Development Services prior to the framing inspection. If you are purchasing a garage package, your supplier may have copies of the cross section and the engineered truss design.

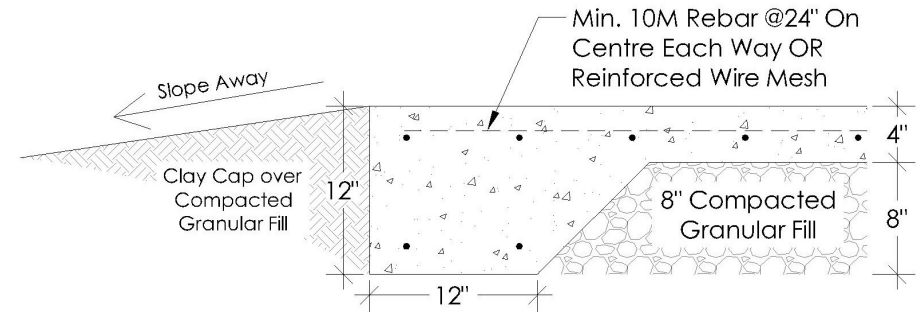
It is the owner's responsibility to contact Information Services Corporation (ISC) and utility companies to locate utility lines and easements. Construction over underground utilities is not permitted.

**A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION**

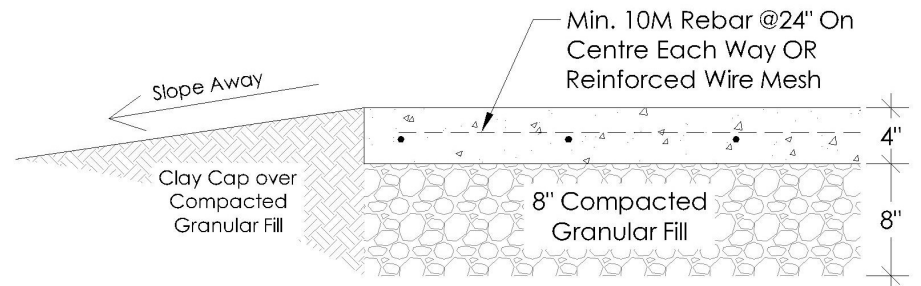
## Foundation Requirements

Garages over 720 sq. ft. require a minimum grade beam and pile system. Screw piles require drawing stamped by an engineer.

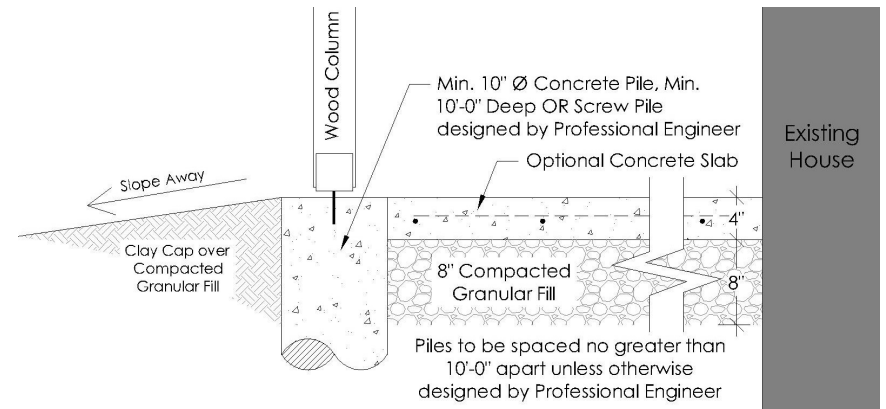
### Foundation poured with floor 600-720 sq.ft.



### Foundation poured with floor 100-600 sq.ft.



### Carport foundation attached to a house.

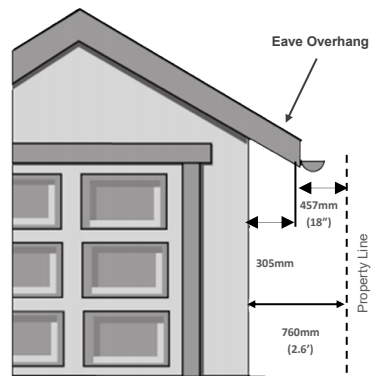


## Overhang Setback Requirements

A clear separation of 457mm (18") from the property line to the eaves must always be maintained as shown in Figure 1. In this example, the 305mm (12") overhang requires that the garage wall be set back 760mm (2'6") from the property line.

It should be recognized that if a larger overhang is desired then the garage or storage shed wall must be set back further from the property line as indicated below.

Figure 1



### National Building Code Minimum Overhang Setback Requirements

The larger the overhang, the further the garage, shed or carport must be set back from the property line.

12"(305mm) overhang + 18"(457mm NBC) = 2'6"(760mm)

16"(406mm) overhang + 18"(457mm NBC) = 2'10"(860mm)

24"(610mm) overhang + 18"(457mm NBC) = 3'6"(1067mm)

### Eave Overhang Material Requirements

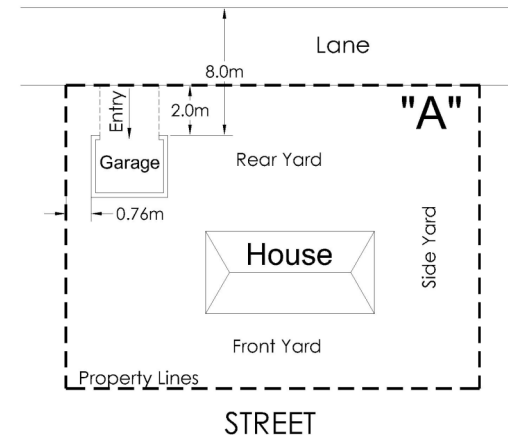
If the eave overhang is within 1.2 m (4 ft.) of a property line, it will have to be unvented and meet one of the following material requirements:

- not less than 0.38mm thick combustible material.
- unvented aluminum soffit, fascia.
- not less than 12.7mm thick gypsum soffit board or gypsum ceiling board installed.
- not less than 11mm thick plywood.
- not less than 12.5mm thick OSB or wafer board, or not less than 11mm thick lumber.

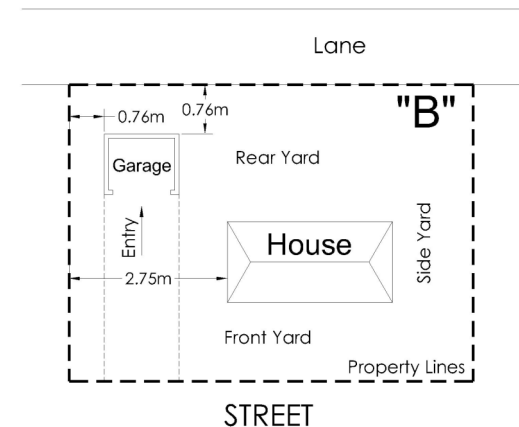
## Setback Requirements

Set backs are the minimum distance required between the building and the property line. Set back requirements depend on where you would like to locate your garage (rear yard, side yard, corner lot, etc.)

**REAR ENTRANCE: (Detail "A")** Where the garage faces a legal or physical lane, it shall be 2m (6ft) from the lane and no closer than 8m (26 ft.) from the opposite boundary of the lane.

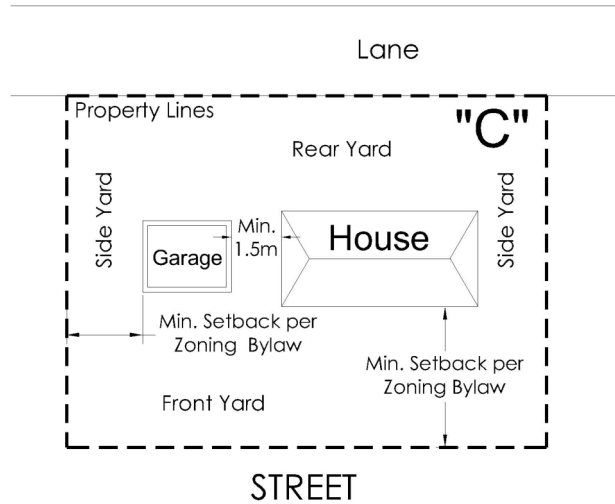


**STREET ACCESS: (Detail "B")** Where a lane exists and entry is made from the front, the garage shall be 0.76 m (2 ft. 6") from both the side and rear property lines. The dwelling shall have at least 2.75 m (9 ft. 2") of side yard.

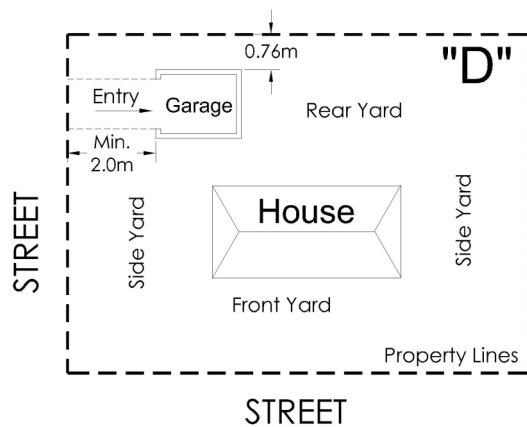


## Setback Requirements

**SIDE YARD STREET OR LANE ACCESS: (Detail "C")** Detached garages built in a side yard shall be at least 1.5m (5 ft.) from the house and 1.2m (4 ft.) from the side property line.

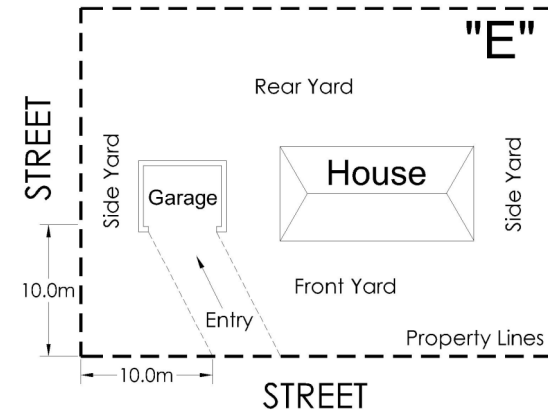


**CORNER LOT SIDE YARD STREET ACCESS: (Detail "D")** In the case of a corner lot where garage entry is from the side street, the garage shall be a minimum of 2 m (6 ft.) from the side property line and 0.76m (2 ft 6") from the rear property line.



## Setback Requirements

**CORNER LOT FRONT YARD ACCESS: (Detail "E")** In the case of a corner lot, no sidewalk, crossing nor driveway access may be located within 8m (26 ft.) of the property lines adjacent to the intersection.



**CARPORT SIDE YARD OR LANE ACCESS: (Detail "F")** In the case of a carport attached to the house, the side yard shall be at least 1.2m (4 ft.) from the side property line.

