

Application Checklist

Before submitting your required application, please confirm you have the following items:

- Completed Application Form, which includes the following:
 - ☐ Owner's Name and Mailing address/contact information
 - ☐ Current Status of Title (dated within 30 days of application)
 - ☐ Tax Roll Number /Civic Address and/or Legal Description
 - ☐ Letter of Authorization
 - ☐ Site Plan
 - ☐ Plan Review Fee
 - ☐ Construction drawings
Engineer's seal required if over 900 sq. ft. or more than 1 storey
(Maximum paper size 11"x17")

Do I require any other permits or approvals?

- Developer's approval may be required dependant on the area of construction.
- Manitoba Department of Infrastructure and Transportation approval is required if any structure or use is located within a highway control corridor or intersection circle; and, for any planting within 50 feet of a Provincial Road or Highway Right-of-Way.
- A Geotechnical Report will be required when construction occurs within 350 feet of the Red River, Lake Winnipeg, or a tributary.
- Other permits or approvals may be required. Please discuss your proposal with RRPD staff for more information.

Don't forget to call before you dig:



Manitoba Hydro 1-888-624-9376
MTS (204) 941-7267
Shaw 1-866-344-7429

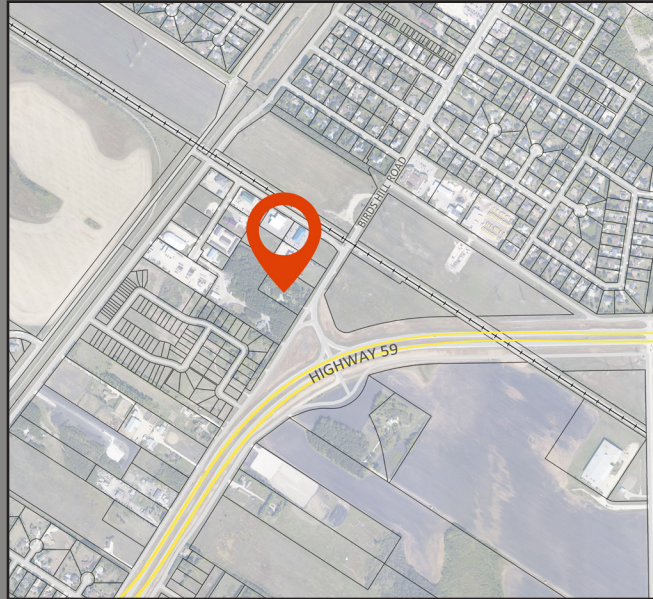
WEB: www.callb4udig.mb.ca

All fees and information are subject to change without notice, and should be verified by the Red River Planning District Office.

RED RIVER PLANNING DISTRICT

2978 BIRDS HILL ROAD
EAST ST. PAUL, MB, R2E 1J5
PH: (204)669-8880 FAX: (204) 669-8882
TOLL FREE: 1-800-876-5831

Method of payment: Cash, debit or cheque,
payable to Red River Planning District.



E-MAIL: info@rrpd.ca

WEBSITE: www.redriverplanning.com

ONLINE PERMIT APPLICATIONS

<https://ca.cloudpermit.com/login>

Cloudpermit

This Pamphlet provides general guidance only. For definitive requirements and procedures, please consult *The Planning Act*, the National Building Code, the Development Plan, the respective Secondary Plan, Zoning By-Law, Building By-Law and/or any other applicable By-Law, Agreement, or other piece of applicable legislation.

Please contact the Red River Planning District for further information or to make an application.

Date Revised: November 1, 2022

DETACHED ACCESSORY BUILDINGS



RED RIVER PLANNING DISTRICT

Guiding Development • Building Community

Planning and Development Services
St. Clements • St. Andrews
East St. Paul • West St. Paul • Dunnottar

Is a building permit required to build a garage or utility shed?

YES. A building permit must be obtained for any garage or shed structure over 120* square feet in size. This is measured from the outside walls.

Any detached structure 120* square feet or less does not require a building permit, but MUST comply with the minimum setback requirements of the regulating Municipal By-Law.

****For the Village of Dunnottar a permit is required for any structure over 100 sq. ft; For the R.M. of East St. Paul a permit is required for any structure over 107 sq. ft.***

How Large and What Height of a structure can I build?

The allowable size of the detached structure is determined by both the relevant zoning regulations and the size of the lot.

Please provide us with a tax roll number or a proper legal description and the municipality in which you are building, in order for our office to determine your zoning.

A legal survey and building location certificate will provide you with your lot size and precise location of your buildings.

Where can I build on my property?

The placement of the detached structure is determined by the relevant zoning regulations, existing structures and relevant utilities.

A site plan will aid in determining placement.

What information is required to be included with a permit application?

For detached structures larger than 120* to 592 square feet, and not more than one storey in height:

- 1.) A complete legal description of the property; and
- 2.) A site plan showing proposed structure with the distances from property lines and all existing buildings on site, including all sizes of all existing structures; and
- 3.) Building Plans including building height, floor plan, roof plan and *Foundation as per 9.35.3.3 (wood mud sills or better)*. **For the Village of Dunnottar: structures larger than 100 sq. ft. - 592 sq. ft.; for the R.M. of East St. Paul: structures larger than 107 sq. ft. - 592 sq. ft.*

For detached structures between 593-900 square feet and not more than one storey in height:

- 1.) A complete legal description of the property; and
- 2.) A site plan showing proposed structure with the distances from property lines and all existing buildings on site, including all sizes of all existing structures; and
- 3.) Building Plans including building height, floor plan, roof plan and foundation. Foundation guidelines will be provided by the Red River Planning District.

For detached structures over 900 square feet or any detached structure more than one storey in height:

- 1.) A complete legal description of the property; and
- 2.) A site plan showing proposed structure with the distances from property lines and all existing buildings on site, including all sizes of all existing structures; and
- 3.) Engineer stamped construction drawings.

Are there size limits for detached accessory buildings?

The allowable size of detached accessory buildings is determined by both the relevant zoning regulations and the existing structures on the property.

Most zones have a maximum site coverage, which means that the combined area of all the buildings or structures on a lot cannot exceed a percentage of the total site area.

Some zones may set a limit on the maximum footprint of a detached accessory building. This may be a combined total for all detached accessory buildings and/or structures or it may be based on the individual unit proposed.

The more restrictive limit is what our office will apply to your application.

Additionally, dependant on the property's zoning, a maximum height restriction will apply.

Is there a maximum number of detached accessory buildings allowed?

In some areas, there is a limit on the number of detached accessory buildings allowed.

What do I do if I wish to build a detached accessory building that does not comply?

Typically applicants will apply for a Zoning Variance, available at the RRPD Office.