

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 Planning staff for more information

RED RIVER PLANNING DISTRICT

MAIN OFFICE: 806-A MANITOBA AVENUE
SELKIRK, MB
R1A 2H4
PH: (204) 482-3717
TF: (800) 876-5831
FX: (204) 482-3799

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



E-MAIL: info@rrpd.ca

WEBSITE: www.redriverplanning.com

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.

LOT GRADING



RED RIVER
PLANNING DISTRICT

PLANNING AND DEVELOPMENT SERVICES
SELKIRK • ST. CLEMENTS • ST. ANDREWS
EAST ST. PAUL • WEST ST. PAUL • DUNNOTTAR

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.

What is a Lot Grade?

A lot grade permit determines the required minimum elevation to which structures must be built to prevent moisture damage to the foundation from grade run-off.

Why do I need to get a Lot Grade?

Aside from moisture damage prevention, the deposit portion of the Lot Grade assures the respective Municipality or City that no damage will occur to Municipal infrastructure. Once construction is complete, you may request the deposit portion of your Lot Grade be refunded by the respective Municipal Office.

Is the Lot Grade the same as my Building Permit?

No. A Lot Grade is required to complete your Building Permit. Requirement for Lot Grade is determined by the respective R.M. or City.

Where do I apply for my Lot Grade and what will it cost?

Application for the City of Selkirk, R.M. of St. Andrews, St. Clements, East St. Paul and West St. Paul is made at the respective Municipal office.

RURAL MUNICIPALITY OF ST. ANDREWS

Lot Grades are required for:

- Residential Dwellings
- Mobile Homes
- Commercial and Industrial Buildings

500 Railway Street
Clandeboye, Manitoba
Ph. (204) 738.2264

RURAL MUNICIPALITY OF ST. CLEMENTS

Lot Grades are required for:

- Residential Dwellings
- Mobile Homes
- Commercial and Industrial Buildings

1043 Kittson Road
East Selkirk, Manitoba
Ph. (204) 482.3300

Lot grades are set on Mondays only. Take a copy of your Site Plan and legal description together with any other relevant material to the R.M. of St. Clements office.

RURAL MUNICIPALITY OF EAST ST. PAUL

Lot Grades are required for:

- Residential Dwellings and Additions
- Detached Accessory Structures
- Commercial and Industrial Buildings
- Land Development

Requirements, Exceptions, Deposits and Fees are determined and charged by the East St. Paul Municipal Office.

3021 Bird's Hill Road
East St. Paul, Manitoba
Ph. (204) 668.8112

RURAL MUNICIPALITY OF WEST ST. PAUL

Lot Grades are required for:

- Residential Dwellings and Additions
- Detached Accessory Structures
- Commercial and Industrial Buildings
- Land Development

Applicants must apply for their building permit at our office first. Once application for permit is made, applicants may then go to the Municipal Office to apply for their lot grade and damage deposit, if applicable.

Requirements, Exceptions, Deposits and Fees are determined and charged by the West St. Paul Municipal Office.

3550 Main Street
West St. Paul, Manitoba
Ph. (204) 338.0306

CITY OF SELKIRK

Lot Grades are required for:

- Residential Dwellings and Additions
- Detached Accessory Structures
- Commercial and Industrial Buildings
- Land Development
- Demolitions

Applicants must apply for their building permit at our office, first. Once application for permit is made, applicants may then go to the City of Selkirk Economic Development Office at 630 Sophia St., Selkirk, Manitoba, to apply for a lot grade permit and infrastructure fee, if applicable.

Requirements, Exceptions, Deposits and Fees are determined and charged by the City of Selkirk.

VILLAGE OF DUNNOTTAR

THERE ARE NO LOT GRADE FEES FOR THE VILLAGE OF DUNNOTTAR