

## 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 (may be required)
  - Farm Use Declaration
  - Site Plan
  - Plan Review Fee
  - Two-sets of construction drawings

## Do I require any other permits or approvals?

- 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](http://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

**CONTACT:** 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](mailto:info@rrpd.ca)

WEBSITE: [www.redriverplanning.com](http://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.

# FARM BUILDING



 **RED RIVER**  
PLANNING DISTRICT  
Guiding Development • Building Community

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

## Do I have to farm to qualify for a farm building?

Yes, “farm building” means a building or part thereof which does not contain a residential occupancy and which is associated with or located on land devoted to the practice of farming and used essentially for the housing of equipment or livestock, or the production, storage, processing of agricultural and horticultural produce or feeds, but does not include a building that is classified as a high hazard industry occupancy.

## Is a building permit required to build a farm building?

YES. A building permit must be obtained for any 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.***

## Farm Buildings Under 600m<sup>2</sup> . (6,458.35 sq. ft.) not including F1 High Hazard Occupancies.

A farm building that has a building area of 600m<sup>2</sup> (6,458.35 sq. ft.) or less is governed by the RRPD office and will require a building permit.

This permit is issued based on a review of the zoning requirements which includes, but is not limited to the use, location, and size.

## Farm Buildings Over 600m<sup>2</sup>. (6,458.35 sq. ft.) with low human occupancy.

A farm building that has a building area of more than 600m<sup>2</sup> (6,458.35 sq. ft.) is subject to the farm building code.

A farm building that falls within the regulations of the farm building code requires a development permit from the Red River Planning District Office.

This permit is issued based on a review of the zoning requirements which includes, but is not limited to the use, location, and size.

The Office of the Fire Commissioner is also required to issue a permit for these buildings, which would include a review of the structure and its compliance with the Manitoba Farm Building Code.

For building permits, the applicant must have their OFC application signed by the RRPD office to ensure compliance with local zoning and development requirements. It is the applicants responsibility to obtain the RRPD’s approval prior to making application to the Office of the Fire Commissioner. A copy of the approved development permit will be acceptable.

For more information in regards to the Manitoba Farm Building Code, requirements of the Office of the Fire Commissioner, or an application form please contact:

**Office of the Fire Commissioner**  
**508 – 401 York Avenue**  
**Winnipeg, Manitoba**  
**Phone: 204-945-3322**  
**Toll Free: 1-800-282-8069**  
**E-mail: [firecomm@gov.mb.ca](mailto:firecomm@gov.mb.ca)**  
**Website: [www.firecomm.gov.mb.ca](http://www.firecomm.gov.mb.ca)**

## 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 legal description and the municipality or city in which you are building in order for our office to determine your zoning.

The RRPD website at [www.redriverplanning.com](http://www.redriverplanning.com) can assist with this information with the interactive property maps which are available to the public.

## 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.

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

The following information is required when making an application for a farm building:

- A complete legal description of the property; and
- 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
- Building Plans including building height, floor plan, elevation plan and Foundation.
- Completed Farm Declaration form which is available on the website or in the RRPD office.