

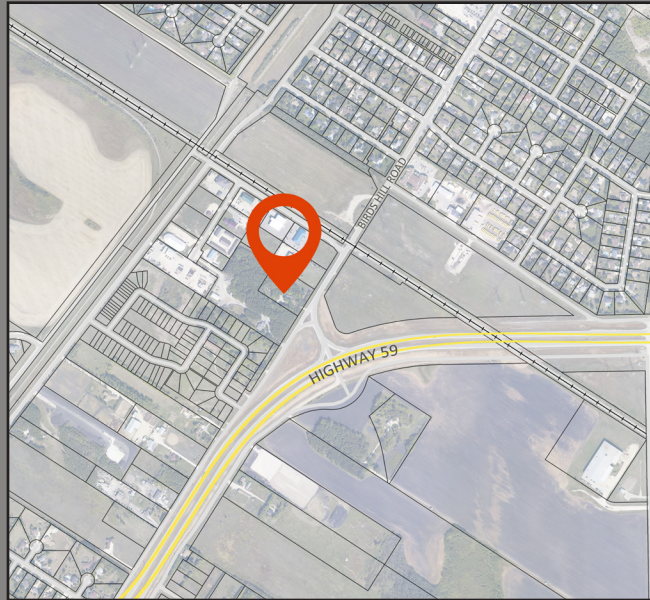
Do I require any other permits or approvals?

- 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 may 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 Red River Planning District staff for more information

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: February 1, 2024

LOT GRADING



RED RIVER
PLANNING DISTRICT
Guiding Development • Building Community

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



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BellMTS

1-888-624-9376
1-866-344-7429
1-800-940-3447

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 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 Permit.

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

Application for the 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

Lot grade permits and inspections are not typically done in the winter. The RM starts up again in the spring after the snow/ice melts.

500 Railway Street
Clandeboyne, 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

Application and deposit for a lot grading permit shall be made at least 10 working days prior to the requirement of the permit. Provide a copy of your site plan and legal description together with any other relevant material to the R.M. of St. Clements Office. Release of lot grading deposits will follow satisfactory inspection of the lot grading in accordance with lot grading by-law. Lot grading permits will be issued at any time of the year, lot grading release inspections will only be made between May 1st and October 31st subject to ground condition.

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.

2801 Gateway Road
East St. Paul, Manitoba
Ph. (204) 668.8336

RURAL MUNICIPALITY OF WEST ST. PAUL

Lot Grades are required for:

- Residential Dwellings and Additions
- Detached Accessory Structures (over 200 sq. ft.)
- 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

VILLAGE OF DUNNOTTAR

THERE ARE NO LOT GRADE FEES FOR THE
VILLAGE OF DUNNOTTAR