

## 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
  - ☐ Engineer's seal Construction drawings (Maximum paper size 11"x17")
  - ☐ Letter of Assurance for Part 4 Design

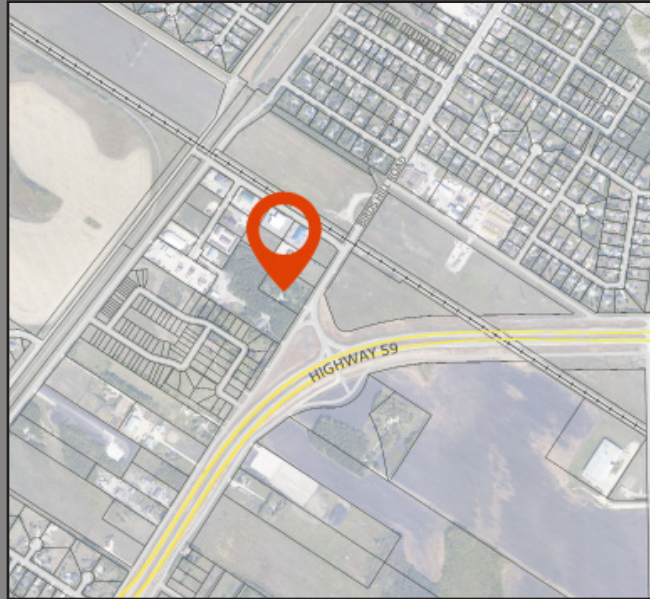
## Do I require any other permits or approvals?

- 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.

## 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](mailto:info@rrpd.ca)

WEBSITE: [www.redriverplanning.com](http://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: June 1, 2025

# NEW DWELLINGS AND ADDITIONS



 **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.

Is a building permit required to build a dwelling or addition?

YES. A building permit must be obtained.

What documentation is required to apply for a building permit?

- Current Status of Title (date stamped within 30 days of application);
- Site plan showing proposed setbacks from property lines for new and all existing structures on the site, as well as setbacks between the proposed structure and the closest existing structure and indicate all important utilities, such as hydro and sewage disposal;
- Construction drawings, sealed by an engineer certified in the Province of Manitoba; and
- Residential Plan Review Fee.

Where can I build on my property?

The placement of principal structures and additions to principal structure is determined by the relevant zoning regulations, existing structures and relevant utilities. (a tax roll number or a legal description is required to determine your zoning).

What do the building plans, construction details have to indicate?

- The construction drawings require the following:
- Complete foundation, dimensioned and fully detailed;
  - Building sections indicating all building materials;
  - Floor plans at all levels, with room use indicated (ie: bedroom);
  - Indicate joists on floor plans or provide separate joist layout;
  - Elevations on the completed structure, including height, window dimensions and egress

Do I need an Engineer’s Stamp?

A Professional Engineer’s Stamp is required for:

- ✓ Any procedure, system or material that does not meet the minimum requirements contained within the Manitoba Building Code;
- ✓ Structural components that are not specified within the Manitoba Building Code. (ex. LVL beams, I-joist floors, microlam beams, glulam beams, tall walls (walls higher than 11 ft. 10 in.), pre-cast concrete, etc...);
- ✓ Preserved Wood Foundations;
- ✓ Pile foundations for Single Storey residence exceeding Manitoba Building Code (MBC) Part 9 (Nine Limitations) and residences of Two Storeys or more;
- ✓ Concrete foundation walls which do not comply with Part 9 of the Manitoba Building Code (MBC)
- ✓ Timber-frame or log construction; or
- ✓ Where the Authority Having Jurisdiction finds it necessary because of the complexity of the work.

Do I require any other permits? YES.

ACCESS/CULVERT

1.) An Access/Culvert Permit may be required. Application is typically made at your respective municipal office. If your property is on a Provincial Road (PR) or Highway (PTH), an Access Permit must be obtained from the Department of Highways;

<b>R.M. of St. Andrews:</b>	<b>(204) 738.2264</b>
<b>R.M. of St Clements:</b>	<b>(204) 482.3300</b>
<b>R.M. of East St. Paul:</b>	<b>(204) 668.8112</b>
<b>R.M. of West St. Paul:</b>	<b>(204) 338.0306</b>
<b>Village of Dunnottar:</b>	<b>(204) 389.4962</b>
<b>Dept. of Highways (M.I.T.):</b>	<b>(204) 945-8912</b>

LOT GRADE

2.) A lot grade deposit and permit may be required for each municipality, available through the respective municipal office. Please refer to the lot grading brochure for additional information.

HYDRO/CENTRA GAS

3.) A Permit from Manitoba Hydro is required both for hydro/gas leading into the property and for electrical/gas within the structure. Please contact your nearest (local) hydro office.

GREYFIELD/WASTEWATER MANAGEMENT

4.) An On-Site Waste Water Management Systems Permit is required. Please contact the applicable office as listed below by Municipality:

For the R.M.’s of St. Andrews/ St. Clements & Village of Dunnottar:  
**Manitoba Conservation 446 Main Street, Selkirk (Lower Level) Ph. (204) 785.5030**

For the R.M.’s of East St. Paul/West St. Paul:  
**Manitoba Conservation 160-123 Main Street, Winnipeg Ph. (800) 214.6497**

LOWER RED RIVER DESIGNATED FLOOD AREA

5.) For those properties in the Lower Red River Designated Flood Area and for those properties in proximity to Lake Winnipeg, a permit may be required to be obtained from Manitoba Water Management and Structures Division.

Application forms for the Lower Red River Designated Flood Area permit are available in office and online.