

DO I NEED A PERMIT?



MLA

Planning Region

What is a Development Permit?

- A development permit is a legal document issued by a local government that allows a property owner to proceed with a construction project, confirming that their proposed development complies with the municipality's zoning regulations and overall land use plan, including aspects like building size, location and design

When Are Development Permits Required?

- In most cases, you will need a development permit before you start any change in land use or any development (including construction of a building, demolition, additions, major landscaping) on a property.
- A development permit is required for any of the following.
 - The erection, construction, demolition, enlargement, structural alteration or placing of a building or structure, either permanent or temporary.
 - The establishment of a use of land or a building or structure.
 - The change of a use of land, building or structure
 - The alteration or enlargement of an approved conditional use.

When Are Development Permits **Not** Required?

A development permit is not required for the following:

- Incidental alterations, except when a building permit is required.
- Agricultural cropping of land.
- Fences below 4 ft (1.2 m) in height.
- Signs, not including advertising signs where they are conditional uses.
- Outdoor lighting.
- Flagpoles.
- Sheds and buildings with a floor area of less than 150 sq ft (13.9 sq m).

- Garden houses or children's playhouses.
- Private sewage disposal systems. (**Contact Manitoba Conservation and Climate**)
- Private communications facilities.
- Unenclosed patios at grade level.

Despite not requiring a development permit, Zoning and local By-laws must be followed.

What is a Building Permit?

A building permit is a document that grants legal permission to begin construction of a building project.

When Are Building Permits Required?

- A building permit must be obtained for:
 - The location, placement, erection or construction of any building or structure or portion thereof. (**this includes shipping containers**)
 - The addition, extension, improvement, alteration or conversion of any building or structure, or portion thereof.
 - Underpinning. (a solid foundation laid below ground level to support or strengthen a building)
 - The relocation or removal of any building or structure, or portion thereof.
 - The installation, construction, renewal, alteration or extension of a mechanical system.
 - The installation, construction, alteration or extension of a special process.
 - Any construction, extension, alteration, renewal or repair or make a connection to a plumbing system unless a permit to do so has been obtained.
 - The excavation of any land for any purpose of erecting or locating on or above it, any building or structure.

Why is a Building Permit Required?

A building permit is required to protect the health, safety, and welfare of the public. It does so by providing the means for municipal officials to review the project design and to inspect the construction for minimum standards as required by the Manitoba Building Code and municipal Building Bylaw.

When Are Building Permits **Not** Required?

- Patching, painting or decorating.
- Replacement of stucco, siding or shingles with a similar material.
- Replacement of doors or windows when the opening is **not** altered.
- Replacement of open landing and stairs.
- Construction of fences.
- Installation of cabinets and shelves.
- A detached accessory storage building not greater than 13.9 square meters (150 square feet) in building area.
- Non-structural alterations, repairs or betterments where the value of such work is less than fifteen thousand dollars (\$15,000)
- Although a building permit may not be required it is still necessary to comply with the building code.

When is a Plumbing Permit Required?

- A plumbing permit is required to construct, extend, alter, renew or repair or make a connection to a plumbing system.

When is a Plumbing Permit **Not** Required?

- A plumbing permit is not required when a valve, faucet, fixture or service water heater is repaired or replaced, a stoppage cleared or a leak repaired, if no change to the piping is required.

When is an Occupancy Permit Required?

- Occupancy of any new building or structure or portion thereof.
- For a change from one Major Occupancy group to another or a change from one division to another within a Major Occupancy group in any existing building or structure, or part thereof.
- For a change from one use to another within the same division in a major occupancy group which results in an increase in the occupant load.
- For a change or addition of an occupancy classification of a suite in a building.
- For a change from a use not previously authorized to a new use.

When is an Occupancy Permit **Not** Required?

- Occupancy of a new or existing single-family dwelling, a two-family dwelling or a multi-family dwelling without shared exit facilities.
- The occupancy of a new or existing single-family dwelling, a two-family dwelling or a multi-family dwelling without shared exit facilities where an alteration is made thereto.

What If I Fail to Obtain a Permit?

- If the work does not comply with current building code requirements, costly repairs may be required.
- Work that cannot be made to comply will require removal at the owner's expense.
- The cost of the permit may be doubled and additional penalties charged.
- Legal action may be initiated to ensure compliance.

Additional to permits obtained through the MLA Planning Region you may be required permits from:

Manitoba Conservation & Climate (septic tanks and wells)

Inspection & Technical Services (Part 3 commercial buildings larger than 600m2)

Manitoba Transportation & Infrastructure (Proximity to a highway requires additional permit)

Manitoba Hydro (Electrical permit)

Contact Information:

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Environment Officer

Manitoba Conservation & Climate

Environmental Compliance & Enforcement Branch

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Shane Chartrand

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Manitoba Transportation & Infrastructure

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Brett Mosionier

Manitoba Hydro

Phone: (431)345-0015

<https://www.hydro.mb.ca/service/permits>

Zoning regulations vary by municipality, to find out more information on zoning please visit your municipality's website or contact the MLA planning region building inspector.



Please contact your municipality for information on locations of rural water lines and other municipal utilities.

Dauphin - www.rmofdauphin.ca

Dauphin - (204) 638-4531

Lakeshore - www.rmoflakeshore.ca

Lakeshore - (204) 733-2423

Ethelbert - www.ethelbert.ca

Ethelbert - (204) 742-3212

Mossey River - www.mosseyrivermunicipality.com

Mossey River - (204) 656-4791

Gilbert Plains - www.gilbertplains.com

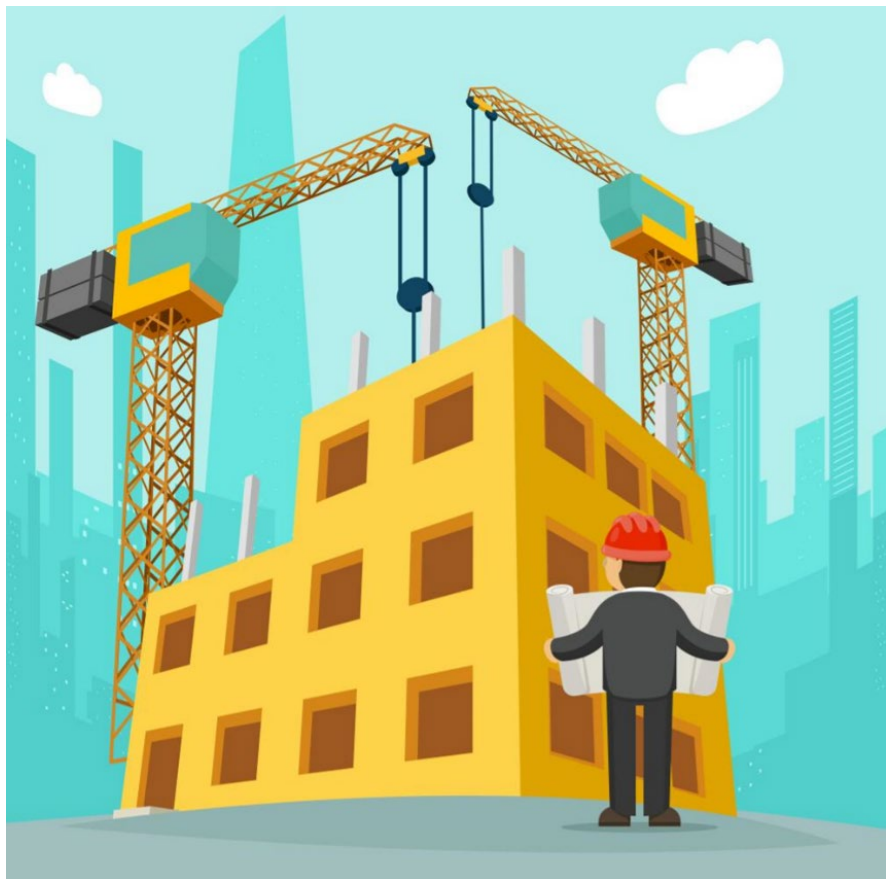
Gilbert Plains - (204) 548-2326

Grandview - www.grandviewmanitoba.com

Grandview - (204) 546-5250

McCreary - www.exploremccreary.com

McCreary - (204) 835-2309



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