

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

YES. A building permit must be obtained by applying at our office at 200 Eaton Avenue.

What documentation is required to apply for a building permit?

A complete legal description of the property; a 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; and, 2 sets of construction drawings.

Where can I build on my property?

The placement of principle structures and additions to principle structure is determined by the relevant zoning regulations, existing structures and relevant utilities.

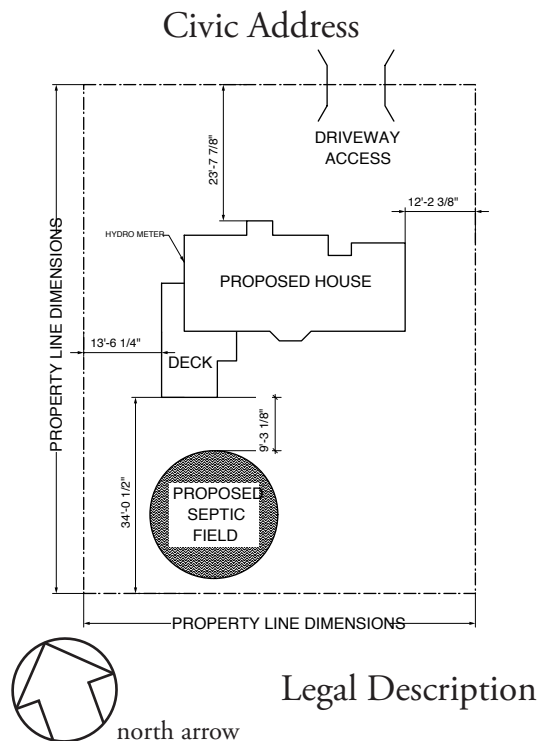
(You must provide us with a tax roll number or a proper legal description and the municipality or city in which you are building in order for our office to determine your zoning).

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 window dimensions and egress

TYPICAL SITE PLAN



Legal Description

APPLICATION REQUIREMENTS

Do I need an Engineer's Stamp?

A Professional Engineer's Stamp is required for:

- Preserved Wood Foundations;
- Pile foundations for Single Storey residence exceeding Manitoba Building Code (MBC) Part 9 (Nine) Limitations;
- Pile foundations for residences of Two Storeys or more;
- Concrete foundation walls which exceed 11.9 meters (39'4") in length; or
- Timber-frame or log construction

Do I require any other permits?

YES.

1.) A lot grade deposit is required for each municipality, available through the respective municipal office. For the City of Selkirk, the form is completed through our office;

2.) An Access Permit is required. Application is made at your respective municipal office. For the City of Selkirk, the application is made at Public Works. If your property is on a Provincial Road (PR) or Highway (PTH), an Access Permit must be obtained from the Department of Highways;

R.M. of St. Andrews:
(204) 738.2264

R.M. of St Clements
(204) 482.3300

R.M. of W. St. Paul (204) 338.0306
City of Selkirk (204) 785.4900
Dept. of Highways (204) 785.5040

3.) A Hydro Permit is required. Please contact your nearest (local) hydro office;

4.) An On-Site Waste Water Management Systems Permit is required. Please contact Manitoba Conservation,

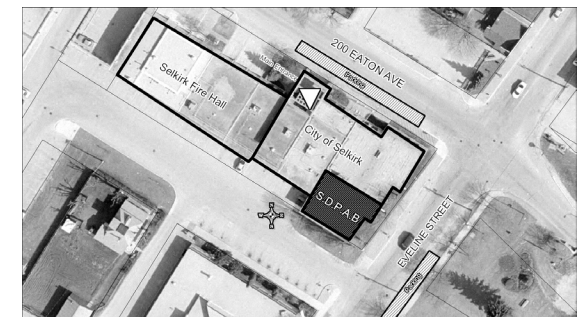
R.M. of St. Andrews/ St. Clements:
446 Main Street, Selkirk (Lower Level)
Ph. (204).785.5030;

R.M. of West St. Paul:
160-123 Main Street, Winnipeg
Ph. (204).945.8485

City of Selkirk:
Public Works 739 Sofia Street, Selkirk
Ph. (204).785.4930

Note: Other permits may be required, such as a Geotechnical Engineer's report or a Building Location Certificate

Where do I apply for a Building Permit?



200 Eaton Avenue
Selkirk, Mb

Hours: 8:30-12:30, 1:30-4:30 M-F

SELKIRK AND DISTRICT
PLANNING AREA BOARD
200 EATON AVENUE
SELKIRK, MANITOBA
R1A 0W6

e-mail: info@selplan.net
website: www.selplan.net

phone: (204) 482.3717
toll free: 1 800 876 5831
fax: (204) 482.3799

MY CHECK LIST:

- Tax Roll Number _____
- Legal Description _____
- Civic Address (opt.) _____

- Owner's Name(s) _____

- Mailing Address _____

- Contact Number _____

- Site Plan
- 2 (two) sets of Construction Drawings
- Engineer's Stamp

OTHER PERMITS:

- Lot Grade Deposit
- Access Permit
- Hydro Permit
- On-Site Waste Water Management Systems Permit
- Geotechnical Report (required if within 350' of normal High Water Mark of Red River or tributary or of Lake Winnipeg)

NOTE THAT OTHER PERMITS MAY BE REQUIRED.

NOTES:



PERMITS FOR
**DWELLINGS
AND
ADDITIONS**

SELKIRK AND
DISTRICT
PLANNING
AREA BOARD