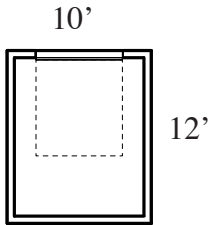


Is a building permit required to build a garage or utility shed?

YES. A building permit must be obtained for any garage or shed structure over 120 square feet in size.

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.



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.

You must provide us with a tax roll number or a proper legal description in order for our office to determine your zoning.

A legal survey will provide you with your lot size.

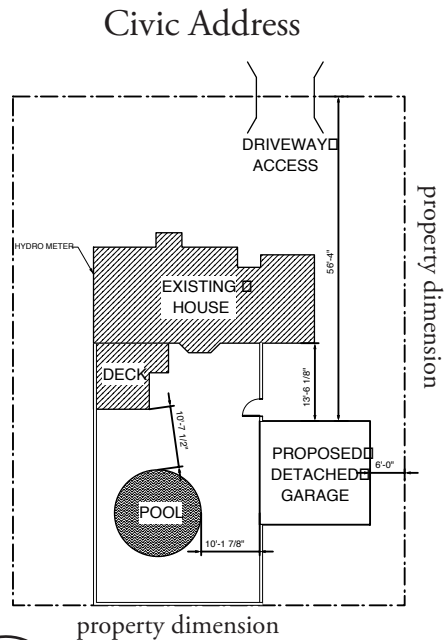
Where can I build on my property?

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

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.

A site plan, example below, will aid in determining placement.

TYPICAL SITE PLAN



north arrow

Legal Description

SIZE OF DETACHED STRUCTURE

What documentation is required to make the building permit application?

For detached structures between 120-592 square feet and not more than one storey in height we require:

- 1.) A complete legal description of the property; and,
- 2.) 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.

*Foundation as per 9.35.3.3, wood mud sills or better*

For detached structures between 593-900 square feet and not more than one storey in height, we require:

- 1.) A complete legal description of the property;
- 2.) 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,
- 3.) Completed Detached Garage Handout. Details of slab reinforcing will be provided by the Selkirk and District Planning Area Board.

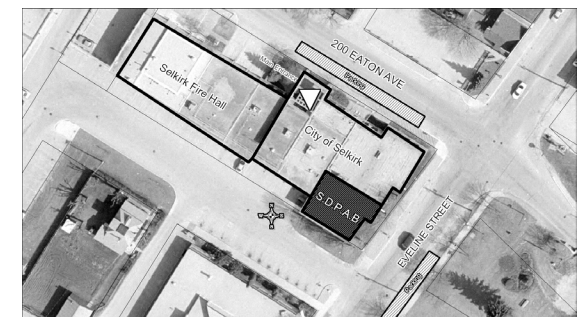
For detached structures over 900 square feet or any detached structure more than one storey in height, we require:

- 1.) A complete legal description of the property;
- 2.) 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,
- 3.) Two (2) sets of engineer stamped construction drawings.

Do I need a Building Permit for the Garage Slab only?

YES. This will ensure all zoning and building by-law regulations applicable to accessory buildings will be followed.

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](mailto:info@selplan.net)  
website: [www.selplan.net](http://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
- Construction Dwgs (over 592 sq. ft.)
- Engineer's Stamp (over 900 sq. ft.)

## NOTES:



**PERMITS FOR  
DETACHED  
ACCESSORY  
STRUCTURES**

**SELKIRK AND  
DISTRICT  
PLANNING  
AREA BOARD**