



## Frequently Asked Questions

### **When is a Development - Building Permit required?**

No person shall commence or cause to be commenced the construction, alteration, conversion, expansion, extension, structural alteration, relocation, removal, demolition, the use of vacant land, building structures or change the use of land, building or structures, or repair of any building without obtaining a development permit. A Development Permit ensures the building or use complies with the Zoning Bylaw.

A building permit shall be obtained from the Municipality by the owner or his agent for the erection or construction and reconstruction, placement or removal and location or relocation, addition or extension, alteration or conversion, renovations or repairs, excavation and underpinning, installation or renewal to any building or structure prior to the commencement of any works. A Building Permit ensures the building complies with *The Building Code*.

### **Do buildings outside municipal boundaries require special approval?**

Yes, all buildings proposed to be moved into the Municipality will be required to be inspected by the Building Inspector prior to its relocation. Inspection fees are set to reflect the actual costs to do the inspection.

### **What documentation is required to acquire a Building Permit?**

Please see the Building Permit Checklist sheet.

### **Whose responsibility is it to call for Inspections?**

The responsibility lies with the applicant. See inspection requirement sheet.

### **Where does one call for Inspections?**

For Building and Plumbing Inspections you must call the Building Inspector at 1-204-746-4032.

### **Is there a security deposit required?**

All major constructions, such as new dwellings, additions and new foundations for dwellings will require a Security Deposit when applying for a building permit.

### **Is an Electrical Permit required?**

Yes, a permit must be obtained from the local Manitoba Hydro Office at 1-888-624-9376.

### **Is a Permit required for a Well and Septic Field or Tank?**

Yes, call the Public Health Inspector/Environment Officer at 1-204-346-6060.

### **Is a Permit required for Municipal Water and/or Sewer Connection?**

Yes, there is a cost to connect to the Water and/or Sewer Infrastructure if connecting to municipal services, call the municipal office for prices.

### **Who is allowed to connect to municipal lines?**

Only contractors that have obtained their yearly license are permitted to connect to municipal lines. Please contact the office for a list of licensed installers.

### **Where do I call for Municipal Water and/or Sewer Connection Inspection?**

Call the Water & Sewer Inspector at 1-204-746-4576 (Cell) or 1-204-347-5981 (*South Shop*)

### **When is a Building Permit NOT required?**

- Non-structural renovations, alterations or repairs where construction costs do not exceed \$10,000;
- Replacement of stucco, siding or shingles (with the same material);
- Replacement of doors and windows when the size of opening is not altered;
- Construction of fences (as long as they are constructed inside property line and conform to Zoning Bylaws height restrictions);
- Patching, painting and decorating;



- Installation of cabinets and shelves;
- Installation and replacement of sidewalks;
- Construction of accessory building and sheds less than 108 square feet provided that it does not create a hazard to neighbouring properties and meets the setbacks set out in the Zoning Bylaw;
- Replacing of flooring;
- Changing interior wall covering i.e.: drywall, paneling;
- Replacing eaves troughs and down spouts;
- Taking down and reinstalling poly shelters in spring and fall;
- Moving and/or removing internal walls as long as it is not a bearing wall.

Note: Although a building permit may not be required, it is still necessary for all projects to comply with the Manitoba Building Code and the respective municipal bylaws and policies.

### **Are Occupancy Permits required?**

Yes, an Occupancy Permit is required for any new building or structure except a single-family dwelling, a two-family dwelling, or multi-family dwelling without shared exit facilities. An Occupancy Permit is also required when there is a change the use of a building.

Although an Occupancy Permit is not required for a single-family dwelling, a two-family dwelling, or a multi-family dwelling, every owner shall obtain a final inspection from the building inspector prior to any occupancy of a building or part thereof after construction, partial demolition, or alteration of that building or change in the major occupancy of any building or part thereof. A claw back for each missed inspections or if someone occupies the building without receiving their final inspection will be taken from the deposit. Partial or full amount of security deposit will be released upon issuance of the final inspection. The Building Inspector may also grant an Interim Occupancy Permit.

### **Where do I obtain a grade elevation?**

Grade elevations may be obtained by the Building Inspector at 1-204-746-4032.

### **Is a Driveway Permit required?**

An application for a Crossing Permit for properties adjacent to Municipal Roads and Streets must be obtained through the municipal office at the time of Building Permit Application. Note: The fee for a crossing permit is the price of the culvert and 2-3 yds of pit run. The Municipality will install the culvert; however the applicant is required to finish off the access to the desired state.

An application for a Crossing Permit for properties adjacent to any Provincial Road must be obtained by calling: Manitoba Highways & Transportation (MIT) 1-204-326-6266

### **Permit Fees:**

For permit fees and zoning requirements, please call the municipal office.

### **Where can you apply for a permits?**

You may download permit applications off the Municipal website, [www.rmdesalaberry.mb.ca](http://www.rmdesalaberry.mb.ca)

Or in person at the Rural Municipality of De Salaberry Municipal Office located at:

466 Sabourin Street  
St-Pierre-Jolys, MB ROA 1V0  
Between 8:30 A.M. to 4:30 P.M.  
Monday to Friday

### **For further information please call:**

Planning Officer, 204-433-7406

[planning@rmdesalaberry.mb.ca](mailto:planning@rmdesalaberry.mb.ca) OR Visit our Website at: [www.rmdesalaberry.mb.ca](http://www.rmdesalaberry.mb.ca)

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