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Development - Building - Occupancy Application

INSTRUCTIONS:

- 1) Print clearly and press firmly
- 2) Appropriate fee must accompany application
- 3) See reverse for additional information
- 4) Attach site plan

I, _____ on _____ 20 _____ hereby make application for permission
 in accordance with the plans and other information submitted herewith, to
 construction alter extend renovate excavate develop
 locate repair occupy demolish remove

Location: Number _____ Street _____ Side _____

Between _____
 Intersection Streets _____ Municipality _____

Legal Description: Lot (s) _____ Block _____ Plan _____

Roll No. _____ Section _____ Township _____ Range _____ Legal attached

Applicant: _____ Address _____ Tel. _____

Contractor: _____ Address _____ Tel. _____

Owner: _____ Address _____ Tel. _____

Engineer or Architect: _____ Address _____ Tel. _____

Piling Contractor: _____ Address _____ Tel. _____

Documents: Plans (duplicate) Site Plan Surveyor's certificate Certificate of title Others _____

Permit
 1) New Permit 2) Revisions to Permit *3) Temporary Building Permit (see reverse) Permit Fee _____
 Major Occupancy _____ Valuation of Work _____ Describe Work _____

ZONING BY-LAW

TOWN PLANNING SCHEME

USE
 Property Zoned _____ Abutting Properties Zoned _____ Variation Order No. _____ Occupancy Permit: Yes No
 Use (s) Existing _____ Permitted Conditional Temporary
 Proposed _____

BULK
 Type of Lot: Interior Corner Reverse Corner Key Through Irregular Shaped
 Size of Lot _____ Area of Lot _____ sq ft. Required _____ Lane _____
 Lot Coverage: permitted _____ Usable Open Space _____ minimum required _____ Floor Area Ratio _____ Height: permitted _____ maximum _____
 Number of Storeys _____ / Ht. _____ Number of Rooms _____ Number of Dwelling Units _____ Basement yes no
 Size of Building Front _____ ft./Depth _____ ft. Existing Structure(s) on Site _____
 Yards Required: front _____ ft. sides (_____) _____ ft. (_____) _____ ft. rear _____ ft.
 Maximum Projections Permitted into yards:
 Canopies: front _____ ft. sides _____ ft. rear _____ ft.
 Eaves: front _____ ft. sides _____ ft. rear _____ ft.
 Chimneys: front _____ ft. sides _____ ft. rear _____ ft.
 Parking Spaces: required _____ Surfacing required: gravel asphalt or concrete Loading Spaces: required _____ Surfacing required: gravel asphalt or concrete

Type of Const.	Size of Bldg. (Total) sq.ft.	Division	Max. Occ. Load	Occupancy Group	Special Approvals	Required	Received
Material & Size of Footings					Zoning		
Material & Thickness of Foundation		Size of basement			Health Dept.		
Size of Joists: 1st Floor _____ x _____ 2nd: _____ x _____ 3rd: _____ x _____					Fire Dept.		
Height of Ceilings: Basement to _____ 1st Floor to _____ 2nd to _____ 3rd _____					Liquor Control		
Materials of External Walls _____ Interior _____					Environmental		
Roof (flat, pitch or mansard) _____ Roof Materials _____					Municipal Approval		
Chimneys? _____ Heating Apparatus _____					Others (Specify)		

PERMIT NO. _____

APPROVAL FOR PERMIT - DEVELOPMENT BUILDING OCCUPANCY

Date Approved: _____ Approved by: _____
 (Development Officer)

I undertake to observe and perform the provisions of all Dominion or Provincial statutes or regulations, the applicable by-law or by-laws, schemes or regulations or orders and plans continued in force pursuant to Manitoba Building Code including any applicable Town Planning Scheme or Zoning By-law, By-laws of the District including any applicable zoning by-law, any agreement entered into affecting said land, and all specifications or instructions issued by the duly authorized officers of the District in respect of the work incidental to the subject matter of this application and if the permit involved or affects the placing of or the position of any building or structure on or in respect of land, to do all the work so that the building or structure will be wholly within the boundaries of the lot or parcel of land indicated in this application and to indemnify the Municipality against all losses, costs, charges or damages caused by or arising out of anything done pursuant to any permit issued under this application.

Applicant _____ Date _____
 (Signature)

NOTICE

It is unlawful to commence work without a permit therefore.

Separate permits are required for electrical, plumbing, sign.

This permit becomes full and void if work or construction authorized is not commenced within six (6) months from the date of issuance of the permit, or if work or construction is suspended for six (6) months.

*For a temporary building, an additional agreement with this department is required.

The permit is issued upon the condition:

- (a) That pegs, stakes, lines and other marks approved by this department be located on the building site so as to establish the line or limiting distance beyond which the building or structure shall not extend as specified on the permit, and shall be accurately maintained during the course of construction and until occupancy has been approved. Such markings shall be provided for the erection of a new building or structure, extension or addition to existing buildings or structures, or for buildings or structures moved from one location to another whether on the same property or not.
- (b) That the construction shall be carried out in accordance with all provisions of the Manitoba Building Code, and all provisions as described on the building permit and approved plans.
- (c) That all municipal by-laws and provincial regulations be complied with and
- (d) That this department shall get copies of all changes ordered which may alter any condition or requirement of the Manitoba Building Code, and a set of the revised plans showing these changes.

Where a permit has been issued, no departure shall be made from the approved plans, specifications and descriptions unless written permission is obtained from this department.

The permit may be cancelled if work does not proceed at a satisfactory rate in the opinion of this department.

The permittee or his authorized agent shall request inspection from this department at all stages of work as required by this department.

Notwithstanding the issuance of a permit, a separate occupancy permit or certificate of occupancy is required to occupy a building or part thereof or to change the occupancy.

This permit does not confer upon the Permittee or his authorized agent the right to establish an approach from the public street to serve the premises nor does it confer the right to use the street for any building operation.

OCCUPANCY REQUIREMENTS

No owner shall occupy a building or part thereof or change the occupancy without first obtaining the required permit from the District.

IMPORTANT INFORMATION IN RESPECT TO NEW CONSTRUCTION

Attention is drawn to the fact that building permits do not confer the right to use any portion of any street or highway for any building operation, nor for a private vehicle approach from the street or highway.

Arrangements must be made with the office concerned in respect to sewer and water connections, use of sidewalks or any portion of a right-of-way, and private approaches from streets or highways, which includes any roadway, bridge or culvert connecting adjacent property to the street or road.

A minimum deposit may be required where excavations are carried out for building purposes and for other reasons which relevant information is available at the offices directed to.

Should building grades be required, arrangements for securing same should also be made as soon as possible and prior to commencement of construction operations.

NUMBERING BUILDINGS

The owner or other person in charge of a building shall affix and at all times keep affixed to the building in a place so as to be clearly visible from the sidewalk, a number consisting of figures measuring not less than three inches in height of a colour contrasting with the surface to which it is affixed, and in addition, where the building is served by a lane, said number shall be affixed to the building, or garage or accessory building so as to be clearly visible from the lane.

PENALTIES

An individual found guilty of a breach of the Zoning By-law and/or the Building By-law shall be liable on conviction to a fine of not more than one thousand dollars (\$1000.00).

A corporation found guilty of a breach of the Zoning By-law and/or Building By-law shall be liable on conviction to a fine of not more than five thousand dollars (\$5000.00).

Every such person or owner shall be deemed guilty of a separate offence for each and every day during any portion of which the breach is made or continued.