

**The R.M. of Taché Building Permit Application Check List
For Landmark East Development (Schinkel Properties Inc.)**

Once you have all the required information listed below, please contact Tanis Klippenstein at 204-878-3321 ext. 106 or Tanis@rmtache.ca to arrange an appointment to drop off your application.

Note: Applications will only be accepted providing we receive all required documentation including a letter of approval from the Developer at the time the application is submitted.

Building/Structure Permit Application: (all required fields **must be filled out)**

- Building permit application to be completed

Documents you **may** require

- Status of Title or letter from Lawyer

Building/Structure Site Plan to include the following:

- Location of proposed building/structure, including dimensions of building/structure
- Setback distance is to be measured from the furthest projection of the building/structure to the property line as per the R.M of Taché Zoning By-law No. #10-2017 Section 3.1.1.2 (b) i-iii.
- Driveway location
- Staking Certificate Resolution #2019-0711

Building/Structure Plans:

- Both digital & paper copies are required and should be clearly marked & labeled (large set must be available on site)
- Sealed by a Professional Engineer (required) **Note:** Sealed date must be within one year from date of application and cannot not expire prior to the issuance of the building/structure permit.
- Window & Door schedule
- Above ground wall assembly and attic assembly RSI values calculation

Plumbing Application: (all required fields **must be filled out)**

- Plumbing application to be completed
- Isometric Drawing of the Plumbing System

Sewer and Water Connection Application: (all required fields **must be filled out)**

- Sewer and Water Connection Application to be completed **(there can be no connection to water or sewer until such time that the water treatment plant is operational).**

***** The R.M. of Taché will assume no responsibility for ground conditions on the property. It will be the sole responsibility of the Owner/Applicant/Contractor to obtain a soil investigation if required as stated on the plans.**



BUILDING PERMIT APPLICATION

Roll No. _____

Building Permit No. _____

RURAL MUNICIPALITY OF TACHE
Ph. 204-878-3321 Fax 204-878-9977

Location of building

(No. or Section) (Street or Township) (City or Town or Range) (Municipality)

Lot Size _____ Lot No. _____ Block No. _____ Plan No. _____

Permits: 1) New Permit 2) Temporary Permit Title No. _____

Proposed Use: _____ Proposed Date of Occupancy/Completion: _____

Existing Structure(s) on site: _____ Total Valuation of work: _____

Applicant: Mailing Address: _____

Phone: () Postal Code: _____ Email: _____

Owner: Mailing Address: _____

Phone: () Postal Code: _____ Email: _____

Contractor: Mailing Address: _____

Phone: () Postal Code: _____ Email: _____

FOR OFFICE USE ONLY

ZONING:
Type of Lot: Through: Irregular Shape: Corner: Reverse Corner:

Zone(s): _____ Use(s): Primary: Accessory: Permitted: Conditional: Not Recognized:

Building Requirements (Maximum): Height: _____ Site Coverage: _____

Yard Requirements (Minimum): Front: _____ Rear: _____ Right Side: _____ Left Side: _____

<p>SITE HISTORY: Approvals Received: _____ Development Agreement(s): _____ Other: _____</p>	<p>REQUIRED APPROVALS: VO: _____ CU: _____ Other: _____ None: _____ File No's: _____ Status: _____</p>
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APPROVALS	REQ'D	No. of Story's:	Detached Garage:
Plans		Footprint of Building:	Attached Garage:
Site Plans		Main Level:	Accessory Building:
Environmental		Additional Levels:	
Plumbing		Basement:	
Occ. Group/Permit		Type of Construction:	
Driveway Permit		Comments:	
Sewer & Water			
Engineer's Report			
Elevation Required			

Approval For: Development Permit Permit Fee: _____
 Building Permit Receipt No. _____

Date Approved: _____ Approved By: _____ Development Officer

Date Approved: _____ Approved By: _____ Building Inspector

This personal information is being collected under the authority of "The Building and Mobile Homes Act" and "The Rural Municipality of Taché Building By-law No. 04-2019" for the purpose of issuing and enforcing all and any permits required by the Municipality. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection, contact the Assistant CAO at the Rural Municipality of Taché at 28007 Mun 52N in Dufresne, Manitoba or phone 878-3321 ext. 103. The undersigned hereby applies for a Permit to build in accordance with this application, all By-laws and regulation applicable thereto, and all conditions stated on the reverse.

Sign: _____ Date: _____
Applicant/Owner

Print: _____
Applicant/Owner

NOTICE

It is unlawful to commence work without a permit therefore;

This permit becomes null 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 office is required.

The permit is issued upon the condition:

- a) That pegs, stakes, lines and other marks approved by the building inspector 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 office 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 the building inspector.

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

The permittee or authorized agent shall request inspection from the building inspector at all stages of work as required by the building inspector.

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 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 building inspector/development officer.

IMPORTANT INFORMATION IN RESPECT OF 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 of 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.

Where building grades are 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 side walk, a number consisting of figures measuring not less than three inches in height, of a color 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 (\$1,000.00).

A corporation 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 five thousand dollars (\$5,000.00).

Every 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 contained.

Once the building permit application is signed the signee undertakes 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 the 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 involves or affects the placing of or the position of any building or structure on or in respect of land, to do all 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. All construction shall comply with the current edition of the Manitoba Building Code and Manitoba amendments. The Manitoba Energy Code and the Condition of Permit Letter. Any deviation must be submitted in writing and approved by the authority having jurisdiction prior to any work commencing.



PLUMBING PERMIT APPLICATION

RURAL MUNICIPALITY OF TACHE
Ph. 204-878-3321 Fax 204-878-9977

Location of Building

(No. or Section) (Street or Township) (City or Town or Range) (Municipality)

Building Type: _____ Building Size: _____

Class of Work

1) New 2) Addition 3) Repair 4) Renovation 5) Alteration 6) Commercial 7) Other (specify)

Applicant: _____ Mailing Address: _____

Phone: () _____ Postal Code: _____ Email: _____

Owner: _____ Mailing Address: _____

Phone: () _____ Postal Code: _____ Email: _____

Plumbing Contractor: _____ Mailing Address: _____

Phone: () _____ Postal Code: _____ Email: _____

Sewer & Water Contractor: _____ Mailing Address: _____

Phone: () _____ Postal Code: _____ Email: _____

Number & Location of Fixtures (Traps)

Floor	Fixtures	Water Closets	Bathtubs	Basins	Kitchen Sinks	Laundry Tubs	Auto Washers	Showers	Urinals	Floor Drains	Roof Terminals	Fees
Basement	Fixtures											
1 st	Fixtures											
2 nd	Fixtures											
3 rd	Fixtures											

Sewer & Water Connections

	3/4"	1"	1 1/2"	2"	4"	6"	8"	10"	Fees
Water Supply									
Building Drain									
Building Sewer									

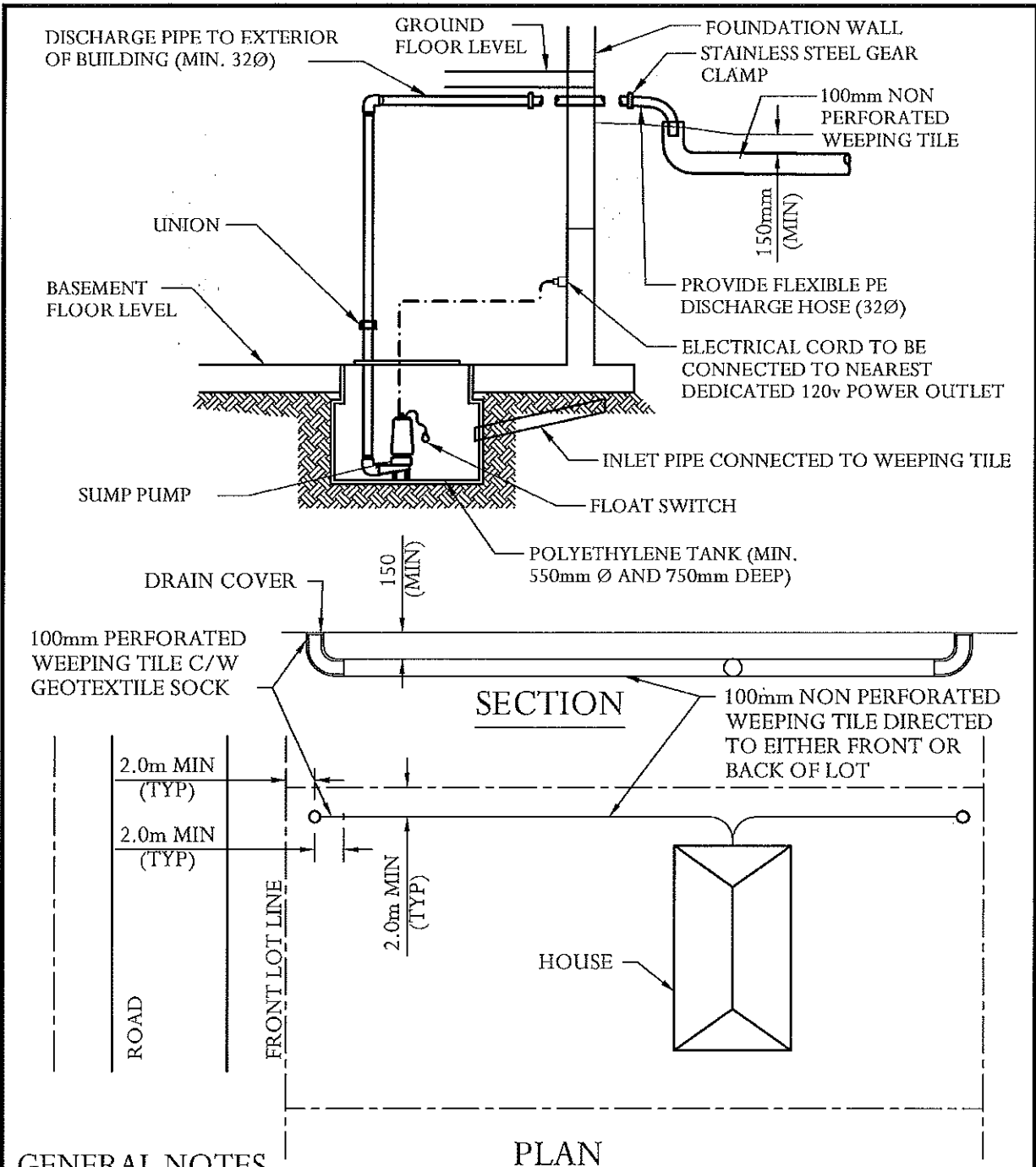
Distance of Hook-Up from Corner of Dwelling _____

- NOTES:**
1. Application for permit, duly COMPLETED, must be received BEFORE WORK is commenced. Failure to comply is the responsibility of the plumbing contractor.
 2. No less than 48 hours notice is necessary for inspection and test. Please call Tanis Klippenstein at 204-878-3321 ext. 106 for appointments. For Water & Sewer inspection and test please call Pete Skjaerlund at 204-371-8688 for appointments.
 3. **ALL WORK** is to be checked by the Municipal Building Inspector prior to being covered.
 4. Isometric Drawing is to be submitted with application (labeled drawing of the drainage and venting plumbing system).
 5. No deviation from a plan as approved shall be made except with the authority in writing of the person who issued the permit, or their successor.
 6. All work and material shall comply with the Manitoba Plumbing and Building Code.

Signature of Applicant _____ Date _____

WHEN PROPERLY VALIDATED (in this space) THIS IS YOUR PERMIT

Building Permit No.	Date: _____	Total Fees
Plumbing Permit No.	Validated by _____	



GENERAL NOTES

- PIPING OUTSIDE OF BUILDING TO DISCHARGE WITHIN THE LIMITS OF THE PROPERTY TO MAINTAIN A MINIMUM 2 METRE (6.6 FT) SETBACK FROM ANY PROPERTY LINE TO DIRECT WATER TO THE NATURAL SURFACE DRAINAGE.
- SUMP PUMP DISCHARGE TO BE DIRECTED TO THE FRONT ONLY IF LOT IS GRADED BACK TO FRONT.

METRIC

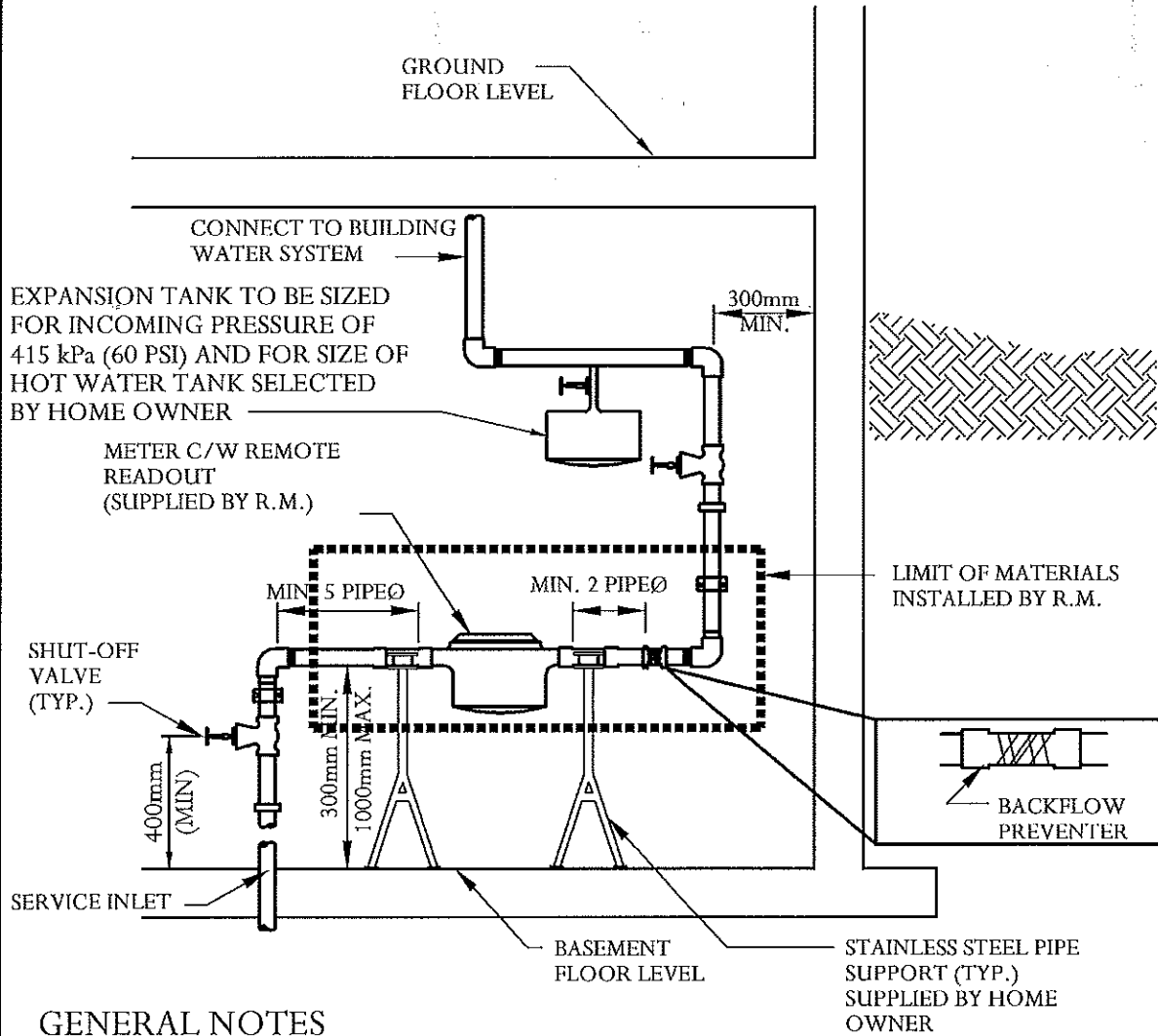
WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

<p>1600 BUFFALO PLACE WINNIPEG, MANITOBA CANADA R3T 6B8 PHONE: 204-477-6630 FAX: 204-474-2864 WWW.WSP.COM</p>	PROJECT:	R.M. OF TACHE MUNICIPAL SERVICING STANDARDS		SUPPLEMENTAL:		
	TITLE:	SUMP PUMP AND SUMP PIT DETAIL DISCHARGE		ADDENDUM:	ADD_# <input checked="" type="checkbox"/>	
	DRAWN BY:	A.L.M.	SCALE:	N.T.S.	DIRECTIVE:	DIR_# <input checked="" type="checkbox"/>
	CHECKED BY:	M.P.M.	PROJECT NO.:	171-16543-00	CHANGE ORDER:	CHG_# <input checked="" type="checkbox"/>
				REVISION:	REV_#	
				DATE:	2018/11/28	
				SUPPLEMENTAL NO.:	G09	

SCALE

STAMP

TYPICAL URBAN WATER METER INSTALLATION



GENERAL NOTES

- FOR ALL OTHER RESIDENTIAL APPLICATIONS, THE BACKFLOW PREVENTER SHALL BE A DUAL CHECK VALVE THAT CONTAINS A REPLACEABLE CARTRIDGE WITH A STAINLESS STEEL SPRING TO CAN/CSA-B64.6. STANDARD OF ACCEPTANCE: WILKINS MODEL 700.
- METER IS SHOWN IN HORIZONTAL CONFIGURATION, BUT MAY BE INSTALLED VERTICAL IF ADEQUATELY SUPPORTED.
- SHUT-OFF VALVES SHALL BE BALL VALVES, CSA APPROVED, AND SHALL HAVE A MINIMUM 150 SWP AND 400 WOG RATING

METRIC

WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

wsp

1600 BUFFALO PLACE
WINNIPEG, MANITOBA
CANADA R3T 6R8
PHONE: 204-477-6650 FAX: 204-474-2864
WWW.WSP.COM

PROJECT: R.M. OF TACHE MUNICIPAL SERVICING STANDARDS		SUPPLEMENTAL: ADDENDUM: ADD.# <input checked="" type="checkbox"/> DIRECTIVE: DIR.# <input checked="" type="checkbox"/> CHANGE ORDER: CHG.# <input checked="" type="checkbox"/>
TITLE: WATER METER INSTALLATION		REVISION: REV.#
DRAWN BY: A.L.M.	SCALE: N.T.S.	DATE: 2018/11/28
CHECKED BY: M.P.M.	PROJECT NO: 171-16543-00	SUPPLEMENTAL NO: G03



RURAL MUNICIPALITY OF TACHÉ

REFERENCE: PUBLIC WORKS	POLICY NO. PW – 08
TITLE: CONCRETE DRIVEWAY APPROACH SPECIFICATIONS	PAGES: 2
RESOLUTION NO: 2016-0834	DATE: November 8, 2016
REVIEW DATE: May 2, 2018	

Purpose:

The purpose of this policy is to establish guidelines and conditions for the construction of concrete driveways within a municipal right-of-way, on streets that have existing lip or rolled curb type pavements.

Priorities

For the purpose of driveway construction within a municipal right-of-way initiated by a property owner, to address connecting the concrete driveway to streets that have an existing lip or rolled curb type pavement.

Policy:

1.) Concrete Drive-Way Design

Newly established concrete driveways within municipal rights-of-way that is on streets that have an existing lip or rolled curb type pavement must be constructed as per attached Schedule A and as per the following:

- a.) Maximum driveway width not to exceed 8.5 meters (28' feet)
- b.) A minimum 2% with a maximum 10% slope to be maintained falling from the home owner property line to the municipal road lip of curb.
- c.) Sub base shall be a minimum 100mm (4") of compacted 19mm (3/4") down limestone.
- d.) Concrete shall be a minimum 25 MPA 150mm (6") thick with a 600mm (24")

PW – 08 Concrete Driveway Approach Specifications

- O.C. grid of 20mm (3/4") rebar.
- e.) A thickened edge starting 0.5 meters (20") before the municipal road curb finishing at existing concrete gutter (Municipal road edge). Thickened edge must be as thick or thicker than the municipal curb or road structure.
 - f.) Thickened edge to include 20mm (3/4") diameter by 600mm (24") long epoxy coated rebar tied into the existing municipal curb at 600mm (24") O.C.
 - g.) A 15mm (1/2") expansion joint is to be incorporated into the concrete driveway at the home owner property line.
 - h.) If a curb stop is incorporated within the concrete driveway, an approved curb stop, and or manhole must be installed as per RM Utility Department direction and specifications.
 - i.) A minimum 48-hour advance notice must be given to the Municipality's Utility Department for the location of the curb stop and other utility infrastructure which must be located prior to construction.



Rural Municipality of
Municipalité Rurale de

TACHÉ

COLD WEATHER REQUIREMENTS

Code excerpt taken from the Manitoba Building Code (N. B. C. 2010).

9.3.1.9. Cold Weather Requirements:

- 1) When the air temperature is less than 5 degrees C, concrete shall be;
 - a) kept at a temperature not less than 10 degrees C or not more than 25 degrees C while being mixed and placed, and
 - b) maintained at a temperature of not less than 10 degrees C for 75 hours after placing.
- 2) No frozen materials or ice shall be used in concrete described in Sentence (1).

All concrete in piles, footings, grade beams, foundation walls and slabs shall be protected from freezing as stated above.

Insulated covers and heat shall be provided to ensure concrete temperature is maintained, and from freezing as stated above.

Insulated covers and heating appliance(s) shall be on site at time of inspection, otherwise the inspection will not be conducted, and the contractor will not be able to proceed.

If you have any further questions please contact me on my cell at (204)-793-8436 or my email dave@rmtache.ca.

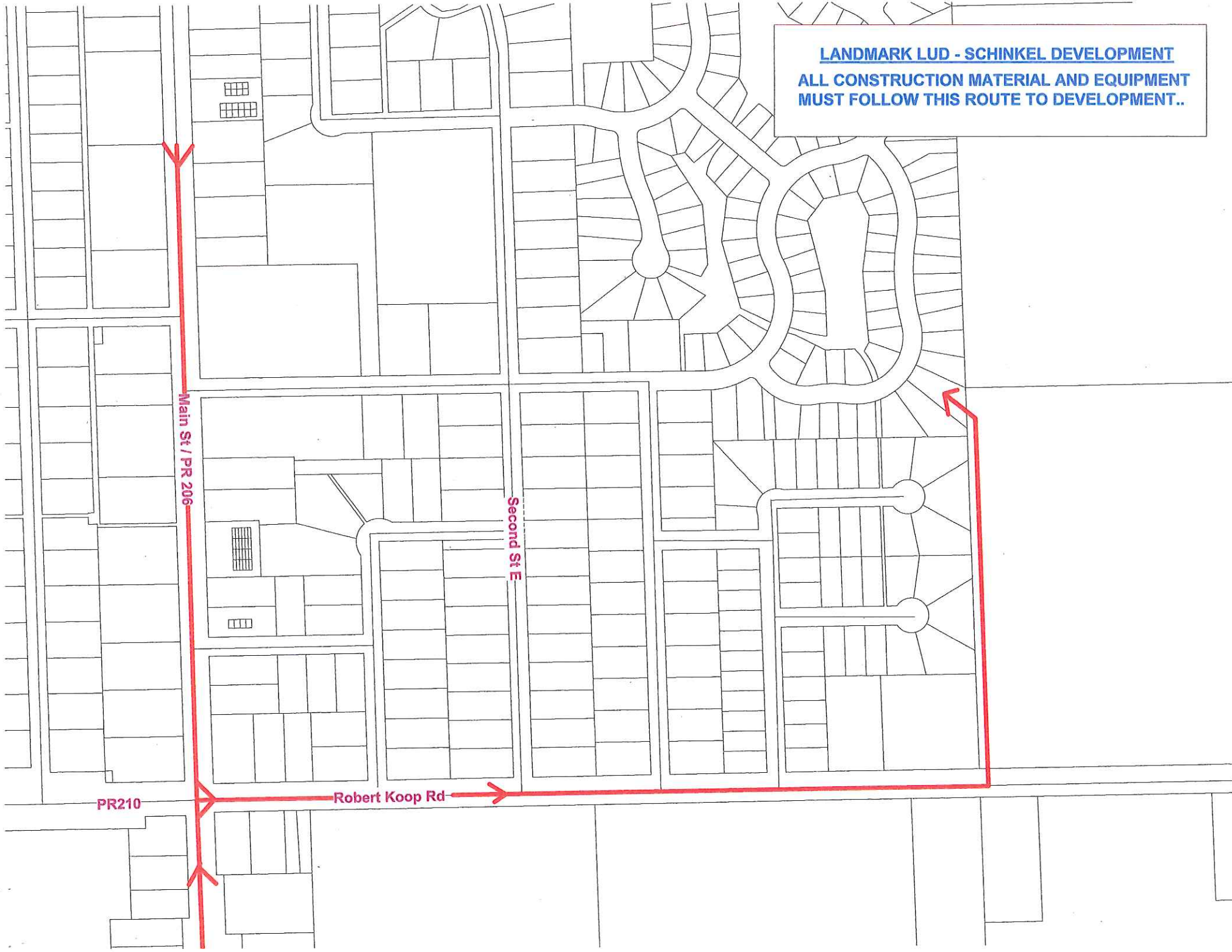
LANDMARK LUD - SCHINKEL DEVELOPMENT
ALL CONSTRUCTION MATERIAL AND EQUIPMENT
MUST FOLLOW THIS ROUTE TO DEVELOPMENT..

Main St / PR 206

Second St E

PR210

Robert Koop Rd



Landmark East
8C Brandt Street
Steinbach, MB, R5G 1Y2
Tel: 204-326-2640 Fax: 204-326-5611

LOT GRADING REFUND APPLICATION CHECKLIST

 PASSED

 FAILED

File No:

The following form is to be filled in PRIOR to completing any RM of Tache Deposit Refund Application.

If an item is not applicable note as N/A. Inspector is to complete applicable items in table and sign where indicated below.

Building Permit No: _____

Street Address: _____

House Builder: _____

#	Item	Complete (Y/N)
1	Rough grading of site conforms to Lot Grading Permit (Plan)	
2	No water drains onto adjoining property unless approved in accordance with special circumstances.	
3	Surplus building material, brush, and earthen fill has been removed from the site.	
4	Eavestroughing, downspouts, elbows, and splash pads or extensions have been installed and are not directing water onto adjoining property.	
5	Damage to street, ditch or asphalt has been repaired, if applicable.	
6	Basement window sill is a minimum 150 mm (6") to pre-grade elevation. Note: The RM of Tache reserves the right to request window wells to be installed after Landscaping is complete.	
7	If Hydro, M.T.S. and Shaw pedestals are on site, are they to grade and not damaged?	
8	Landscaping - established grass, trees, etc.	
9	All requirements of the R. M. of Tache have been met.	

COMMENTS: _____

DATE OF INSPECTION: _____ (day) _____ (month) _____ (year)

INSPECTOR (PRINT): _____