

The R.M. of Taché Building Permit Application Check List For River Ridge Development

Note: Building Permit Applications will only be accepted provided the Municipality receives all required documentation including the Developers Letter of Approval at the time the application is submitted.

1. Permit Application Requirements:

- All required fields on the Building Permit Application must be completed;
- Provide **Proof of Ownership** if not registered in Municipal Records as follows:
 - Status of title; or
 - letter from a Lawyer to confirm and include the Title No.; New Owners Name; and Possession Date of the property; or
 - letter from the Principal Owner to confirm and include the Title No., New Owners Name; and Possession Date of the property.

2. Site Plan Requirements (Certified Surveyor's Staking Certificate indicating Construction Layout): Council Resolution No. 2019-0711

- Provide a Certified Surveyor's Staking Certificate indicating Construction Layout confirming the following:
 - location of proposed building/structure on the property (include Building/Structure dimensions);
 - yard setback distance measurements from the furthest projection of the proposed Building/Structure to all property lines as regulated in the R.M. of Taché Zoning By-law No. 10-2017;
 - separation distance between all Buildings/Structures from the furthest projection of each building (if applicable) as regulated in the R.M. of Taché Zoning By-law No. 10-2017;
 - location of Driveway Access;

3. Building/Structure Plan Requirements:

- Provide to the Municipality a complete large paper print set (including grade elevation) of Sealed Engineered Plans and a digital copy; both clearly marked and labeled. A large paper print set must also be available on site; Developer's signature required on the Engineered Plans confirming Approval.
- Provide a Window & Door Schedule;
- Provide above ground wall assembly and attic assembly RSI values calculation;

4. Plumbing Application:

- All required fields on the Plumbing Permit Application must be completed
- Provide Isometric Drawing of the Plumbing System; upon request

5. Sewer and Water Connection Application(s):

- All required fields on the Sewer and Water Connection Application must be completed; There can be no connection to water or sewer until such time the Municipal water and sewer services are connected and operational.

Once you have the required documentation as listed; please contact Tanis Klippenstein at (204) 878- 3321 (ext. 106). Appointments are required to submit a Building Permit Application.

**** The R.M. of Taché will not be held accountable respecting the ground conditions of the property for placement of foundations. It will be the sole responsibility of the Builder/ Contractor/Owner to obtain a soil investigation if required as stated on the plans. ****



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 8, 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.

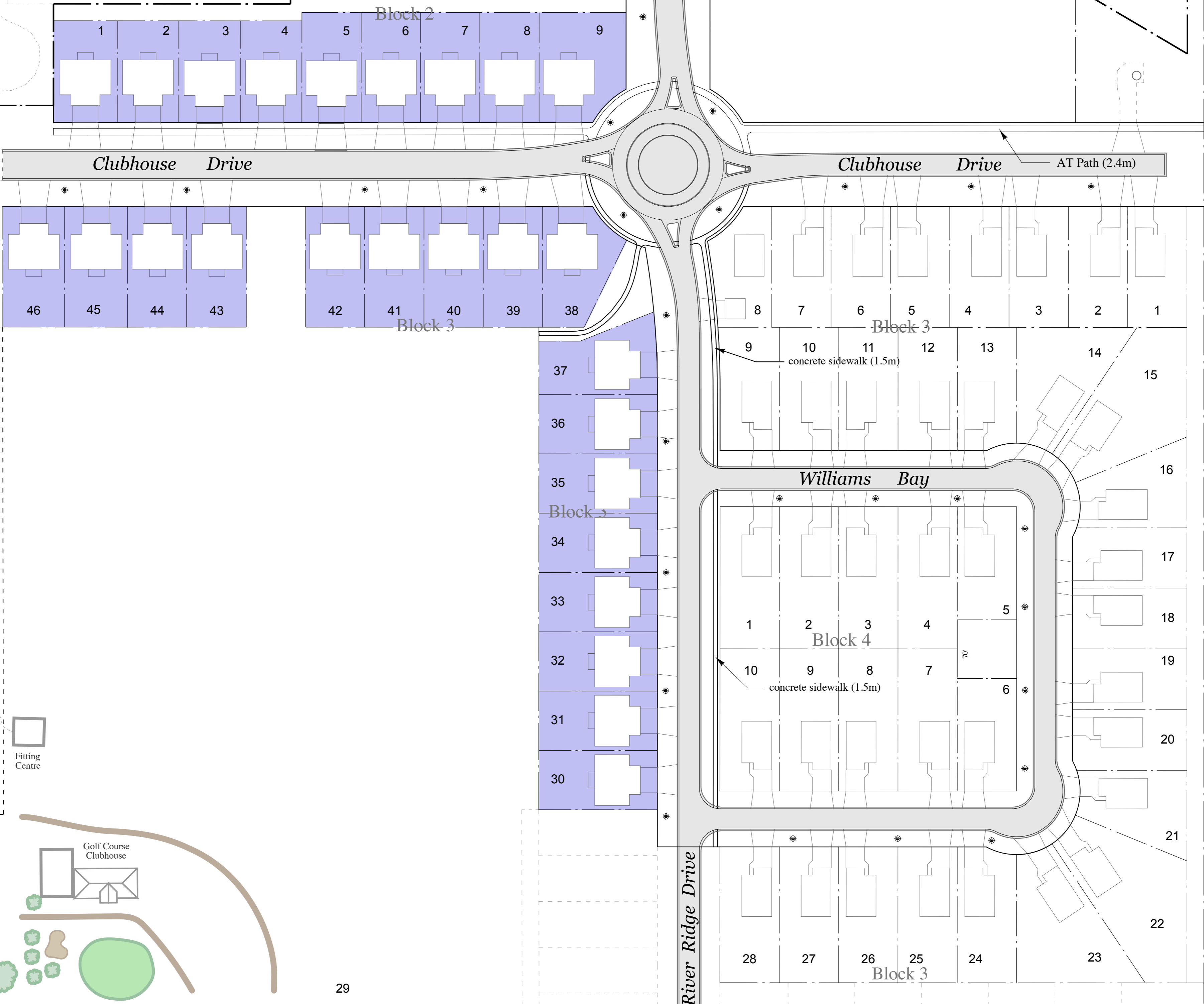
- e.) A thickened edge starting 0.5 meters (20") before the municipal road curb finishing at existing concrete gutter (Municipal road edge). Thickened edge must be as thick or thicker than the municipal curb or road structure.
- f.) Thickened edge to include 20mm (3/4") diameter by 600mm (24") long epoxy 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.

River Ridge

Fairway Drive

6 Lot # (legal plan)

Driveway Orientation Map



Highway #207 - Dawson Road

Landscaped Entry Sign

3.03 acres

Block 1

Clubhouse Drive

Clubhouse Drive

AT Path (2.4m)

Block 3

Block 3

Williams Bay

Block 4

Block 3

Fitting Centre

Golf Course Clubhouse



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: _____

SITE HISTORY:

Approvals Received: _____

Development Agreement(s): _____

Other: _____

REQUIRED APPROVALS:

VO: _____ CU: _____ Other: _____ None: _____

File No's: _____

Status: _____

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

☐ Building Permit

Permit Fee: _____

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



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 <input type="checkbox"/> 2) Addition <input type="checkbox"/> 3) Repair <input type="checkbox"/> 4) Renovation <input type="checkbox"/> 5) Alteration <input type="checkbox"/> 6) Commercial <input type="checkbox"/> 7) Other (specify) <input type="checkbox"/>															
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		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:		<div>1. Application for permit, duly COMPLETED, must be received BEFORE WORK is commenced. Failure to comply is the responsibility of the plumbing contractor.</div> <div>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.</div> <div>3. ALL WORK is to be checked by the Municipal Building Inspector prior to being covered.</div> <div>4. Isometric Drawing is to be submitted with application (labeled drawing of the drainage and venting plumbing system).</div> <div>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.</div> <div>6. All work and material shall comply with the Manitoba Plumbing and Building Code.</div>													
Signature of Applicant _____ Date _____															
WHEN PROPERLY VALIDATED (in this space) THIS IS YOUR PERMIT															
Building Permit No.		Date: _____ Validated by _____								Total Fees					
Plumbing Permit No.															

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 or 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.