

## DEFINITIONS (effective January 2026)

- 1.01 Addition** means an improvement that increases the square footage of a structures. These include lateral additions added to the side or rear of a structure, vertical additions added on top of a structure and enclosures added underneath a structure.
- 1.02 Alteration** means a change to an existing building.
- 1.03 Agricultural Operation** means an agricultural, horticultural, or silvicultural operation that is conducted to produce agricultural products on a commercial basis, and includes:
- a) the production of crops, including grains, oil seeds, hay and forages, and horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, and greenhouse crops.
  - b) the use of land for livestock operations and grazing.
  - c) the production of eggs, milk, and honey.
  - d) the raising of game animals, fur-bearing animals, game birds, bees and fish.
  - e) the processing necessary to prepare an agricultural product for distribution from the farm gate.
  - f) the operation of agricultural machinery and equipment, including the tillage of land and the application of fertilizers, manure, soil amendments and pesticides, whether by ground or aerial application.
  - g) the storage, use or disposal of organic wastes for agricultural purposes.
- 1.04 Assistant Development Officer** means an employee of the Board who serves under the direction of the Development Officer of the Tanner's Crossing Planning District, and when duly designated by the Board is responsible for the administering and enforcing the Building Code and applicable planning district and member municipal by-laws under authority of The Planning Act.
- 1.05 Authority Having Jurisdiction** means the governmental body responsible for the enforcement of any part of the Code or the official, or agency, designated by that body to exercise a function.
- 1.06 Basement Development** is when the basement area will become living space, bedrooms, Rec room, etc.
- 1.07 Board** means the Tanner's Crossing Planning District Board which consists of three councillors from the Town of Minnedosa and two councillors from the RM of Minto-Odanah
- 1.08 Building** means any structure used or intended for supporting or sheltering any use or occupancy. And, without restricting the generality of the foregoing, includes agricultural, residential, commercial and industrial structures and also may include a well, pipe line, conduit, cut, excavation, fill, transmission line and any structure or erection, and any part of any of those things, and also includes an addition to or extension of any building or any of those things and a chattel that is attached to, or installed in or on, any building or any of those things.

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- 1.09** "Building Permit" means a permit authorizing construction and/or renovations, issued by the Tanner's Crossing Planning District pursuant to the applicable municipal Zoning by-law and the Manitoba Building Code.
- 1.10** "Building Review" upon request the owner/manager/Realtor may request an inspection of existing building for suitability of occupancy.
- 1.11** "Code" means the building construction code or standard adopted under the Buildings and Mobile Homes Act, as amended. (All buildings requiring "Building Permits" fall under the classification of either Part 3 or Part 9 of the Manitoba Building Code. (Typically, buildings and structures less than 600 sq. meters in size and classed as Farm Buildings are not regulated by the Manitoba Building Code.)
- 1.12** "Deck" means the flat surface capable of supporting weight, like a floor, but typically constructed outdoors at least 8" from grade (ground) and with a dimension greater than five (5) feet if attached to the building in front of a door/exit. Otherwise, any sized flat surface that is over 8" from grade (ground) is considered a deck, whether attached to a building or not.  
BE IT RESOLVED that the board of Tanner's Crossing Planning District recognizes that the size of a stair-landing will be 36 square feet in total and any structure larger will be considered a deck and a permit application must be applied for and fees charged as per the Fee Schedule.
- 1.13** A "Ramp" is a sloping surface between two places that are at different levels.  
Resolution 1727-2025  
BE IT RESOLVED that the board of Tanner's Crossing Planning District acknowledges that a residential wheelchair ramp must meet MB Building Code. Any ramp with an elevation over 2 feet will be charged permit fee which may be waived in the event that the property has a resident with mobility issues.
- 1.14** "Demolition Permit" means a permit authorizing the demolition or removal of a building(s) and/or structure(s), including accessory buildings, issued by the Tanner's Crossing Planning District pursuant to the Manitoba Building Code.
- 1.15** "Designated Officer" means an officer of a planning district who is designated to carry out a power or responsibility in accordance with the Planning Act or any other Act where designated and is hereby named as the Development Officer of the Tanner's Crossing Planning District.
- 1.16** "Development Officer" means an employee of the Board, who may also serve as the Chief Building Official for the Tanner's Crossing Planning District, responsible for issuing permits, administering, and enforcing the Building Code and applicable District and member municipal by-laws under authority of The Planning Act.
- 1.17** "Development Permit" means a permit authorizing development, including construction and/or land use, issued by the Tanner's Crossing Planning District pursuant to The Planning Act and the applicable Tanner's Crossing Planning District Development Plan and municipal Zoning by-laws.

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- 1.18** “Farm Building/Structure” means a building or structure, other than a dwelling, which does not contain a residential occupancy, situated on a farm, and used or to be used in the actual farming operation and which is:
- a) associated with and located on land devoted to the practice of farming and considered to be an “Agricultural Operation” and
  - b) used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, such as barns, produce storage buildings, milking centres, piggeries, poultry houses, grain bins, silos, machinery sheds, farm workshops, feed preparation centres, manure storages, greenhouses and garages not attached to a farm residence and
  - c) has a Low Human Occupancy (as applying to farm buildings) means an occupancy having an occupant load of not more than 1 person per 40 square meters during normal use)
- 1.19** Grain Bins/Granary - A granary, also known as a grain bin, is a post-harvest storage building primarily for grains or seeds. Granaries are typically built above the ground to prevent spoilage and protect the stored grains or seeds from rodents, pests, floods, and adverse weather conditions. They also assist in drying the grains to prevent mold growth. Modern granaries may incorporate advanced ventilation and temperature control systems to preserve the quality of the stored grains.
- 1.20** “Home Industry” means a small-scale manufacturing, repair, or trade activity such as but not limited to a welding shop, plumber, electrician, carpentry or cabinet maker, auto repair mechanic or trucking operation and similar uses which are carried on in or from a dwelling or its accessory building for consideration and which is located on the same site, and which is clearly secondary and incidental to the principal use of the property.
- 1.21** “Home Occupation” means an occupation, trade, profession, or craft such as but not limited to a hair salon, bed and breakfast operation, tearoom, home day care operator, lawyer or accountant and similar uses which are carried on in or from a dwelling unit or its accessory building for consideration and which is clearly incidental or accessory to the principal use of the property.
- 1.22** "Government Agency Fees Waived" A variety of government departments may work together and request assistance from each other for issues they may encounter, example: public health. Fees are waived, no remuneration. The cost is absorbed by TCPD.
- 1.23** “Interim Occupancy Permit” means authorization in writing to occupy any building or part thereof prior to full completion.
- 1.24** “Occupancy Permit” means a permit authorizing the occupancy of a building or portion of a building, issued by the Tanner's Crossing Planning District pursuant to the Manitoba Building Code.

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- 1.25** “Patio” means a detached structure placed on the ground which has a total elevation not higher than one riser (200mm) (8 inches) measured above the average ground level on site.
- 1.26** “Plumbing Permit” means a permit authorizing plumbing installations and repairs, including all rough-ins and hook-ups, issued by Tanner's Crossing Planning District pursuant to the Manitoba Plumbing Code and Manitoba Building Code.
- 1.27** “Pool” means an artificially constructed basin, lined with concrete, fibreglass, vinyl or like material, that can contain a water depth greater than 60 cm (24 inches).
- 1.28** “Project Value” means the total monetary worth of the final project costs, including all construction costs, material costs and labour costs associated with the project. This will include such things as site preparation, foundations, construction, all painting, papering, (interior finishes), exterior finishes, roofing, electrical work, plumbing, permanent or fixed equipment, including any permanent heating, elevator equipment, fire protection or sprinkler equipment, and all labour, materials and other devices entering and necessary to the prosecution of the work in its completed form.
- 1.29** “Renovation” means an update to an existing building or a return to a new condition.
- 1.30** “Temporary Building” means a building placed at a particular location for a period authorized by the authority having jurisdiction. If the building is not removed on or before the end of the authorized period, it is a new building for the purpose of the Code.
- 1.31** "Valid Findings" are discoveries that a violation complaint was valid due to deficiencies or non-compliance that have been found through an on-site inspection completed by the Authority Having Jurisdiction OR non-related to the complaint deficiencies or non-compliances are discovered during the on-site inspection. If there are no “Valid Findings” discovered during the inspection, the Authority Having Jurisdiction will waive the penalty fee and notify the applicant of the violation complaint of the decision.
- 1.32** "Waived Fees" at the direction of the TCPD Board fees may be waived for various reasons and at the discretion of the Building Official.
- 1.33** “Zoning Memorandum” means
- a) to verify, in writing, the land use designation as per the Development Plan, zoning as per the applicable Zoning By-law, on a specific site. (Zoning Memorandums are typically used by financial institutions during due diligence processes but can be requested by anyone at any time.) or
  - b) a written letter that identifies whether all buildings and structures identified on a site and typically by a legal survey on the property in question, conforms to the siting requirements in the applicable Zoning By-law, and if applicable, reasons for non-conformance.