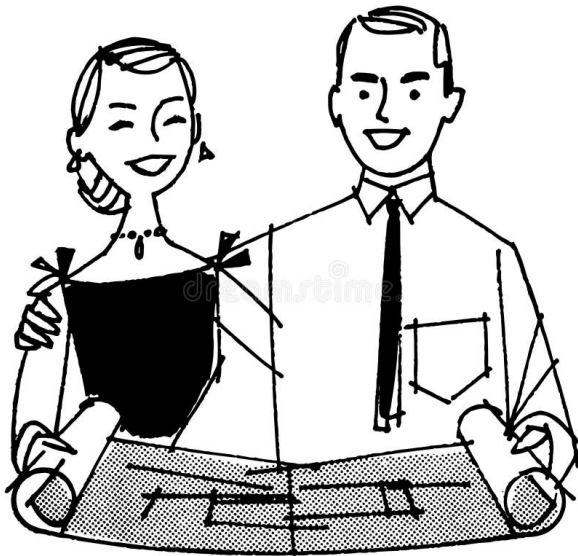


# DEVELOPMENT INFORMATION

For Minnedosa Homeowners





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This information guide is intended to provide general information for homeowners and builders. In the event of a discrepancy between the information provided in this guide and the provisions of the Town of Minnedosa Zoning By-law, the provisions of the By-law take precedence.

If you have specific questions or do not understand any of the information in this guide, please contact Tanner's Crossing Planning District. Contact information is located on the back cover of this guide.

## Introduction

The Town of Minnedosa is required by provincial law to ensure that new buildings built within the community comply with the Manitoba Building Code. This means that when a homeowner wishes to build, expand or make certain alterations to a building, the following apply:

1. The design of the building (or alterations) must comply with the Manitoba Building Code.
2. A permit must be obtained by the owner or builder prior to beginning construction.
3. Construction projects will be inspected on several occasions while construction is underway to ensure compliance with the Code.

Houses in Minnedosa must also comply with the requirements of The Town of Minnedosa Zoning By-law.

The purpose of this guide is to provide a summary of most of the zoning requirements that apply to the development of residential lots in Minnedosa.

## Development Permits

A building permit is required for the construction, relocation, enlargement or addition to any house. A permit is also required for an accessory building larger than 10 m<sup>2</sup> (108 ft<sup>2</sup>) in floor area.

A permit is required for any structural change to a building, including enlargement of window or door openings or the addition of an exterior deck or balcony.

A permit is required for incidental alterations, repairs or replacement of materials less than \$5,000 in value, for landscaping features or accessory buildings smaller than

10 m<sup>2</sup> (108 ft<sup>2</sup>) in floor area. One exception to this is that a permit is required for retaining walls where the height of the wall is more than 4 feet above the adjacent ground level at any point.

## **Setback Requirements**

The Zoning By-law provides rules governing the setback of buildings and structures from property boundaries. These are summarized under the next two headings and are generally illustrated in the Setback Requirements Diagram on pages 6 and 7.

All setback requirements are measured to property boundaries of the lot. They are not measured to the edge of the roadway or the edge of a sidewalk. If there is any doubt as to the location of the property line, homeowners should obtain a survey of the lot to identify its boundaries. Otherwise, homeowners should provide for a generous setback of buildings and structures to allow for a margin of error in situations where the exact location of the property boundary is not known.

Setback distances for buildings are measured to the closest exterior wall surface. There are allowances for projections into setback areas for features such as bay windows and eaves, as described in the section titled *Projections Allowed in Setback Areas*.

## **Site & Setback Requirements for Houses**

Within the “RS” Residential (Single-Family) Zone, any new house or addition to an existing house, must comply with the minimum site requirements, as follows:

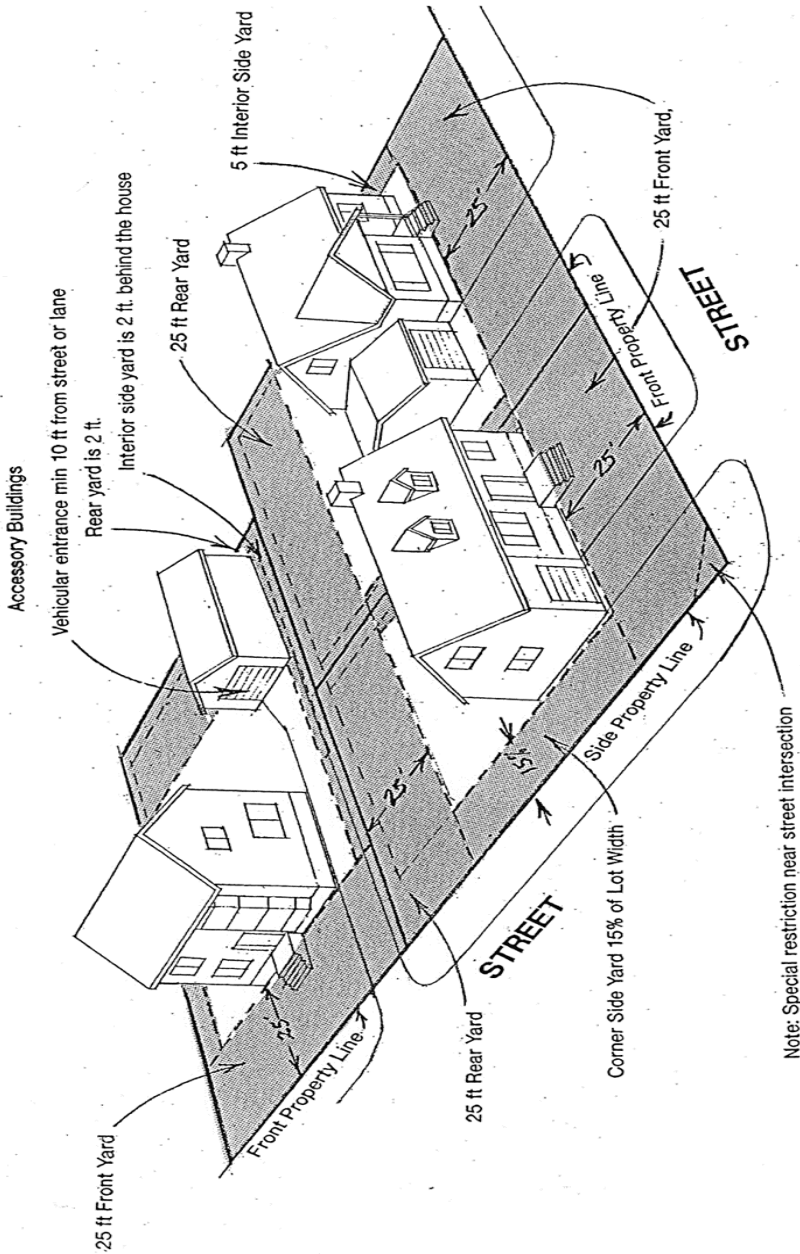
1. Front yard setback from front property boundary is a minimum of 25 feet. See note below for corner lots.  
Exception: Where the two nearest existing houses have

setbacks less than 25 feet, then the requirements will be the average of these existing front yards.

2. Interior side yard setback from interior property boundary is a minimum of 5 feet, with these exceptions:
  - a) Where there is no rear lane and no garage, one side yard must be a minimum of 10 feet clear of projections, to provide for vehicle parking at the side and access to the rear of the lot.
  - b) Where the height of building is over 20 feet above average grade, the side yard must be 10 feet.
  - c) Where there is a window larger than 20 square feet within the side wall, the side yard setback must be 10 feet for that portion of the side wall.
3. Corner side yard setback from the corner side property boundary is a minimum of 15% of the actual lot width to a maximum setback of 15 feet.
4. Rear yard setback from the rear property boundary is 25 feet.

**Note:** For corner lots, the front yard setback is applied to the property line with the narrowest street frontage. The wider property boundary is considered a corner side boundary. This does not necessarily affect which way the windows and front door face; it only applies to the position of the house on the lot. The minimum size for a new house is 700 ft<sup>2</sup> and the maximum allowable height is 35 feet, measured to the midpoint of a sloped roof.

# SET BACK REQUIREMENTS DIAGRAM



## Site Requirements for Accessory Buildings

For any accessory buildings or structures on the lot, such as a garage, garden shed, greenhouse, swimming pool, etc., the setback requirements are:

1. Minimum front yard setback is 25 feet.
2. Minimum interior side yard setback is the same as for the house (5 feet), except where the structure is totally behind the house, the setback requirement is reduced to 2 feet.
3. Minimum corner side yard setback is the same as for the house (see exception (a) below).
4. Minimum rear yard setback is 2 feet (see exception (a) below).
5. Minimum separation of 4 feet from any other building on the property.
6. Maximum height is 15 feet, measured to the midpoint of a sloped roof.

Exceptions:

- a) Where an accessory building contains a vehicle access door, the wall with the door is to be set back a minimum of 10 feet from the public lane or street.
- b) Where the rear yard of a site is bordered by the front yard of an adjacent site to its rear, all accessory buildings and structures (except fences) are to be set back a distance of 15 feet from the corner side street.

## Projections Allowed in Setback Areas

The setbacks described above apply to the finished exterior surfaces of building walls. Certain features of a building may be extended into the required setback areas, as follows:

1. For complex building forms, up to 25 square feet of floor area may extend into a required front yard.

2. Open unenclosed stair landings and decks not exceeding a height of 4 feet above ground level must be set back, as follows:
  - a. 20 feet from front site line
  - b. 5 feet from corner site line
  - c. 2.5 feet from interior site line
  - d. There is no setback restriction for open wheelchair ramps
3. Other open, unenclosed projections of a building, including eaves, awnings and stairs may extend into a required setback area up to a maximum distance of 2.5 feet, leaving a minimum clearance of 2.5 feet to property boundary. Where the side setback requirement is 2 feet for an accessory building, the maximum projection is 1 foot from the building, leaving a minimum clearance of 1 foot to property boundary.
4. Enclosed projections of a building, including chimneys, alcoves and bay windows may extend into a required yard up to 2.5 feet, provided that no more than 16 square feet of floor area within any required setback area is occupied by these types of projections.

## **Allowable Features in Setback Areas**

Other features are allowed within the setback areas, as follows:

1. Landscaping features such as driveways, sidewalks and patios at grade level; open wheelchair ramps; ornamental plantings and other decorative features.
2. Fences, walls and hedges up to a maximum height of 3 feet in any required front yard setback area and a maximum height of 6 feet in any required side or rear yard setback area.
3. Portable buildings not exceeding 50 square feet in floor area and 7 feet in height for the storage of domestic equipment may be located within any

required interior side yard or required rear yard setback area.

4. No building, structure, hedge or landscaping feature exceeding a height of 3 feet above grade is to be located within a triangular area of any site adjacent to an intersection of two public streets, with the sides of the triangular area being measured a distance of 10 feet along each property boundary from the point of intersection.

## **Other Types of Permitted Development**

Home-based businesses are allowed as an accessory use to the main residence, subject to limitations such as a maximum amount of floor space (500 square feet) and restriction on outdoor business activity on the lot. The design of any accessory building(s) is to be of a residential (rather than commercial) character, and the setbacks will comply with the requirements for accessory buildings. A maximum of one advertising sign for home-based businesses are not to exceed 16 square feet.

## **Residences Allowed in Other Zones**

Single-family homes are also allowed in other zones, such as the “RS-U” Residential (Single-Family) Unserviced Zone and the “RLL” Residential (Large Lot) Zone. The minimum lot sizes and building setback requirements are different for these zones, due to the lack of sewer and water services in these areas. The Zoning By-law should be reviewed for specific information relative to lot sizes and building setbacks.

## **Other Information**

Prior to construction a new house, homeowners are encouraged to make enquiries with the Town office

about connections to the Town's water and sewer systems. Connection to water and sewer systems is compulsory where the property is adjacent to these services.

Homeowners are also encouraged to contact the Bell MTS Cable Locate Office at 1.888.365.1172 and Manitoba Hydro/Gas at 1.888.624.9376, **before** proceeding with construction or any underground excavation. **Call Before You Dig!**

Please contact Tanner's Crossing Planning District if you have any questions about this guide or to obtain a permit.

# Contact Us

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