



CRANBERRY PORTAGE ADVISORY PLANNING
DEVELOPMENT PERMIT CHECK LIST

DATE: _____

DEVELOPMENT SITE: PLAN BLOCK LOT

NAME: FIRST LAST

ADDRESS: STREET HOUSE NUMBER

TELEPHONE: () - -

DWELLING: HOUSE GARAGE TRAILER OTHER

CONFORM TO PSL: YES NO

FRONT YARD: _____

SIDE YARD: _____

BACK YARD: _____

LOCATION TO EXISTING BUILDING

CONFORM TO PSL : YES NO

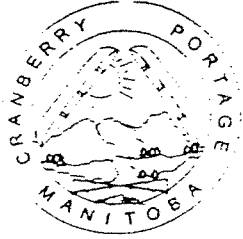
MEASUREMENT: _____

| | | |
|------------------|------|-------|
| LOT PINS: FRONT: | LEFT | RIGHT |
| BACK : | LEFT | RIGHT |

SIGNATURE TOWN FOREMAN

PSL=PLANNING SITE LOCATION

**THE R.M. OF KELSEY/LOCAL URBAN DISTRICT
OF CRANBERRY PORTAGE**



Box 209 - Cranberry Portage, Manitoba ROB OHO
Phone No. 472-3219 Fax No. 472-3115

CRANBERRY PORTAGE ADVISORY PLANNING

DEVELOPMENT PERMIT APPLICATION

APPLICANT _____

P. O. BOX _____

TELEPHONE _____

DEVELOPMENT SITE

LOT _____

BLOCK _____

PLAN _____

CRANBERRY PORTAGE, MANITOBA

PURPOSE: _____

ie: dwelling (single, multiple), commercial (type),
garage, shed, sign, extension, renovation

DEVELOPMENT PERMIT GUIDELINES

Background

The Local Government District of Consol Cranberry Portage Advisory Planning Committee is established under the auspices of the Manitoba Planning Act, C.C.S.M.c.P80 and is appointed by the L.G.D. of Consol By-Law No. 977/89.

The L.G.D. of Consol Advisory Planning Committee is charged with the responsibility of administering the Cranberry Portage Zoning By-Law as set out by the Province of Manitoba Municipal Act, C.C.S.M.c.M225 and the Province of Manitoba Planning Act, C.C.S.M. c.P80. The Zoning By-Law sets out the regulations, requirements, and provisions to implement the objectives and policies of the Basic Planning Statement. In order to facilitate orderly unencumbered processing and approval of development permits a set of guidelines have been established.

Placement of Structure(s)

1. All building renovations, building additions, new building construction, the moving in of any building structures or Mobile Homes and the uses of buildings, structures and land require the submission and approval of Development Permit by the L.U.D. Advisory Planning Committee. All submissions are dealt with on the first Tuesday of every month. All submissions should be made a minimum of six day prior to the first Tuesday of each month.
2. Submission and approval of a development permit is required before structures are moved onto site.
3. Upon approval of the development permit the site placement of building must be Staked out and approved by the Town Foreman.
4. Location of structure on site must be inspected by Town Foreman before final Placement.
5. Site inspection etc. must be during working hours Monday to Friday, 8:00-5:00 P.M. Special arrangements may be made with town employees subject to their Availability outside of the regular work day. The individual(s) would assume the Extra costs based on the following rates:
Basic call out (3 hours) - \$90.00/person Each hour thereafter - \$30.00/person

Guidelines – Water Hookup

1. The following conditions must be met for hookup to the water & sewer utility;
 - a. fulfillment of conditions 1 to 5 under structure placement guidelines. (above)
 - b. deposit of \$115.00 for water meter
 - c. plumbing in place to accommodate water meter as set out by Town Foreman and to the satisfaction of the Town Foreman
 - d. subject to extra costs based on above call-out rates outside regular hours.

Other Information

1. Culverts for driveways available at cost from the town
2. Billing for water and sewer quarterly
3. L.U.D. Office hours – Mon. – Fri. 9:00 a.m. – ~~1:00~~^{4:30} p.m. Closed 12:00 – 1:00
4. Mailbox in office door for use when office is closed.

TABLE 1: AREA AND YARD REQUIREMENTS FOR RESIDENTIAL USES

| USE | ZONING DISTRICT | SITE AREA MINIMUM | SITE WIDTH MINIMUM | FRONT YARD MINIMUM | SIDE YARD MINIMUM | REAR YARD MINIMUM | HEIGHT MAXIMUM | SITE COVERAGE MAXIMUM |
|--|-----------------|--|--------------------|--------------------|-------------------|-------------------|-------------------|-----------------------|
| SINGLE-FAMILY DWELLINGS | R | 5,000 sq. ft. | 50 ft. | 25 ft. | 5 ft. | 25 ft. | 30 ft. | 40% |
| | RR | 20,000 sq. ft. | 100 ft. | 25 ft. | 15 ft. | 25 ft. | 30 ft. | 40% |
| SEASONAL DWELLINGS | RR | 20,000 sq. ft. | 100 ft. | 50 ft. | 15 ft. | 25 ft. | 30 ft. | 40% |
| TWO-FAMILY DWELLINGS | R | 7,500 sq. ft. | 65 ft. | 25 ft. | 5 ft. | 25 ft. | 30 ft. | 40% |
| MULTIPLE-FAMILY DWELLINGS INCLUDING BOARDING & ROOMING HOUSES, TENEMENTS & SENIOR CITIZENS HOMES | R & RR | 20,000 sq. ft. for 1st 4 dwelling units & 1,000 sq. ft. for each add. unit | 75 ft. | 25 ft. | 15 ft. | 25 ft. | 45 ft. | 60% |
| MOBILE HOMES | RMH | 5,000 sq. ft. | 45 ft. | 20 ft. | 10 ft. | 10 ft. | 30 ft. | 40% |

* Minimum floor area per dwelling unit - ~~800~~ 660 sq. ft. (R.R)

TABLE 2: AREA AND YARD REQUIREMENTS FOR NON-RESIDENTIAL USES

| USE | ZONING DISTRICT | SITE AREA MINIMUM | SITE WIDTH MINIMUM | FRONT YARD MINIMUM | SIDE YARD MINIMUM | REAR YARD MINIMUM | HEIGHT MAXIMUM | SITE COVERAGE MAXIMUM |
|--------------------|-----------------|-------------------|--------------------|--------------------|-------------------|-------------------|---|-----------------------|
| GENERAL COMMERCIAL | C2* | 3,000 sq. ft. | 30 ft. | None | None | 10 ft. | 30 ft. | 80% |
| HIGHWAY COMMERCIAL | C3* | 5,000 sq. ft. | 50 ft. | 40 ft. | 10 ft. | 10 ft. | 30 ft. | 60% |
| COMMERCIAL RESORT | CR* | 15,000 sq. ft. | 125 ft. | 40 ft. | 25 ft. | 25 ft. | 3 storeys or 45 ft. whichever is the lesser | 60% |
| LIGHT INDUSTRIAL | M1* | 10,000 sq. ft. | 80 ft. | 30 ft. | 10 ft. | 10 ft. | 30 ft. | 60% |
| HEAVY INDUSTRIAL | M2* | 40,000 sq. ft. | 200 ft. | 45 ft. | 25 ft. | 25 ft. | 30 ft. | 60% |

Note: (1) Where yards in these districts, abut a residential district, the requirements of Section 4.9.5. shall apply.
 (2) In the case of a permitted commercial building within which dwelling shall apply.

Please include a sketch of the site; indicating the location and size of existing buildings and the new development.

For complex development we recommend you attach a letter of explanation or attend the Planning Meeting normally held on the first Tuesday of each month. An incomplete or unclear application may delay approval of your development permit.

Building Standards are reviewed by the Department of Labour to ensure conformance to the National Building Code. A separate form is required.

Approval of your Development Permit will be governed, in part, by conformance with the tables enclosed, present zoning and conformance with Cranberry's Basic Planning Statement.

For further information please refer to the Basic Planning Statement or Zoning By-Law available at the U.V.D. Office or consult with any Committee Member.

Your Committee supports you, and the logical development of our Community.

Dimensions of Addition
and Location

LOT
DEPTH

ft.

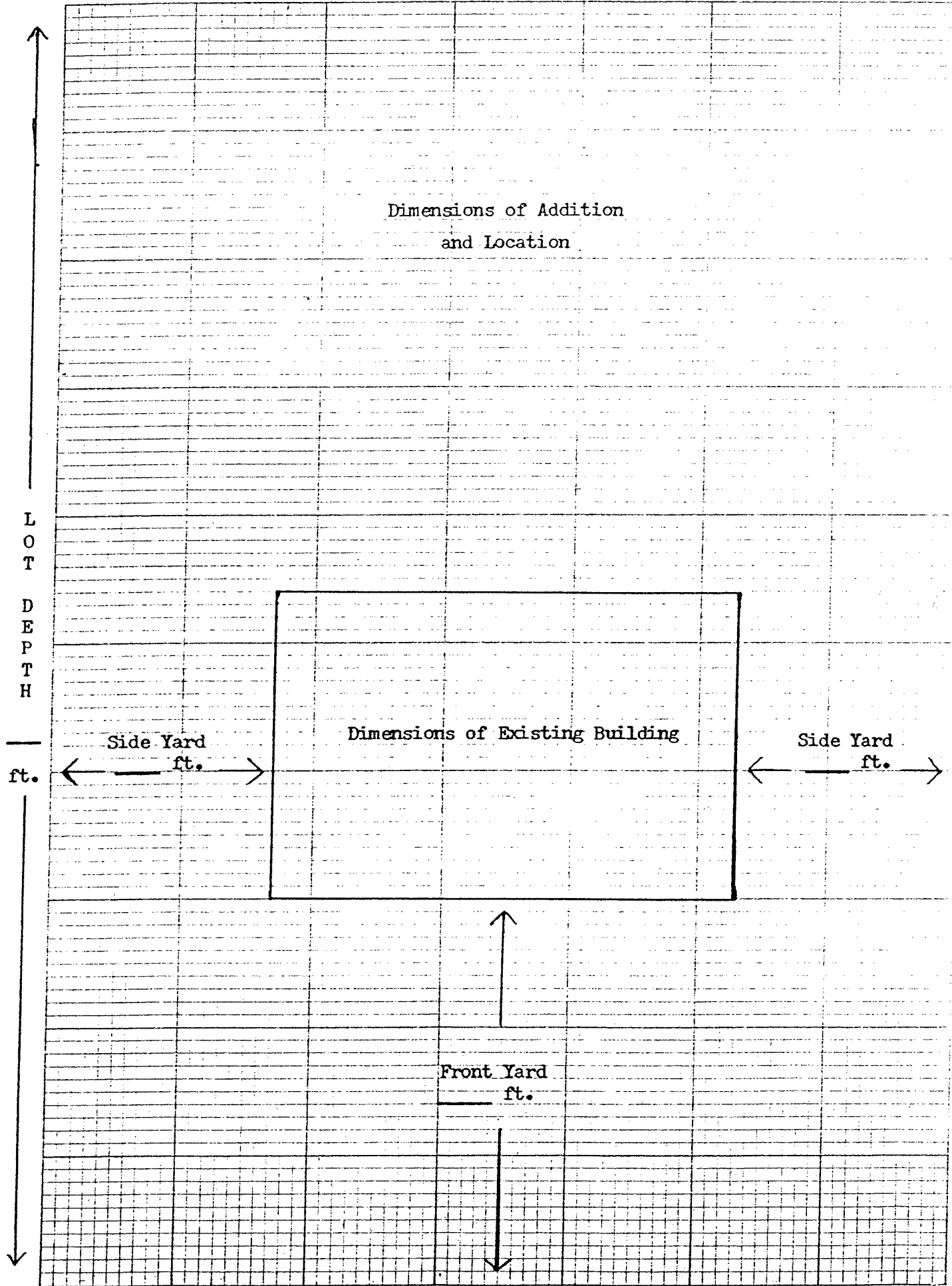
Side Yard
ft.

Dimensions of Existing Building

Side Yard
ft.

Front Yard
ft.

LOT WIDTH ft.



Is the development PERMANENT
TEMPORARY

Will construction take place on site? _____

Structure to be moved onto site? _____

Explain: _____

.....

Are there existing buildings on site? _____

Use: _____

Size: _____

Location on Site: _____ (Indicate on Sketch)

.....

Please complete the following and indicate on a sketch of the site:

Distance from Front Yard Limits _____

Distance from Back Yard Limits _____

Distance from Closest Side Yard Limits _____

Distance from Existing Buildings on Site _____

Distance from Existing Buildings on Adjacent Site _____

Maximum Height of Development _____

Size and Location of off street parking _____

Please indicate:

Type of Roof and Pitch _____
ie: gable, shed, cottage, hip-roof, etc.

Type of Exterior Cladding _____
ie: plywood, XK-90, Cedar, etc.

Any outstanding visible features _____

4.10.2 Rear Yards for Accessory Buildings

4.10.2.1 Accessory Buildings intended for use wholly as a garage or in conjunction with a garage shall be subject to the conditions below:

| <u>Access</u> | <u>Minimum Rear Yard</u> |
|--|--------------------------|
| 1. Entering parallel to the rear yard with no exit doors on the rear yard side | 2'0" |
| 2. Entering parallel to the rear yard with exit door(s) on the rear yard side | 5'0" |
| 3. Entering from 0° - 45° to the rear yard | 5'0" |
| 4. Entering from 45° - 90° to the rear yard | 10'0" |

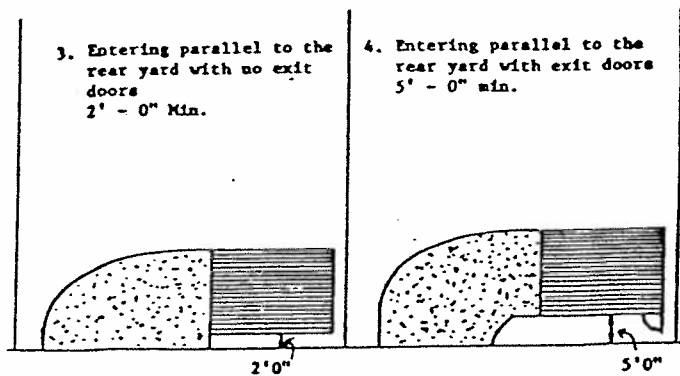
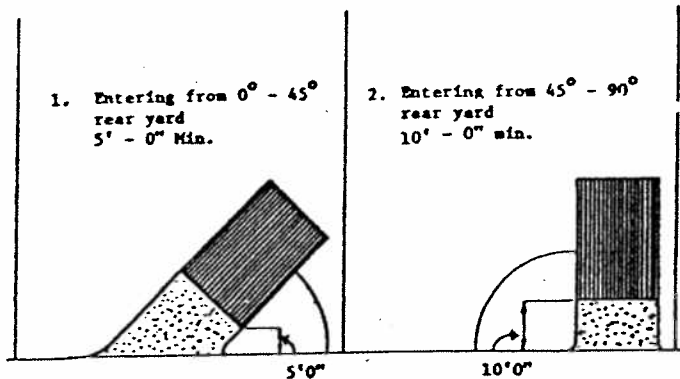


TABLE 4

ACCESSORY BUILDING AND STRUCTURE

BULK REQUIREMENT

| District | Distance from Princ. Bldg. | Min. Front Yard | Min. Side Yard | Min. Rear Yard | Max Height | Coverage |
|--------------------------|----------------------------------|-----------------------|----------------------|----------------------|---------------|----------|
| Residential: | | | | | | |
| Single-family | | | | See Section | | |
| Two-family | 6 | 30 | 5 | 4.10.2 | 15 | 10% |
| Mult.-family | 10 | 25 | 2 | " | 15 | 20% |
| Residential Resort | 25 | 125 | 15 | " | 15 | 10% |
| Mobile Home | 6 | 30 | 2 | " | 15 | 10% |
| Gen. Commercial | 10 | 45 | 2 | " | 15 | 20% |
| Highway Commercial | 10 | 45 | 12 | " | 15 | 30% |
| Commercial Resort | | | | | | |
| Light Industry | 10 | 30 | 12 | " | 15 | 30% |
| Heavy Industry | 50 | 30 | 12 | " | 15 | 30% |
| Public Institutional | 10 | 20 | 12 | " | 15 | 20% |
| Open Space | 25 | 30 | 25 | " | 15 | 10% |
| Limited Development | 25 | 30 | 15 | " | 20 | 5% |

