

OCCUPANCY REQUIREMENTS

No owner shall occupy a building or part thereof or change the occupancy without first obtaining the required permit from the City of Brandon Planning & Building Safety Department or Brandon and Area Planning District. When an occupancy certificate is required, all aspects of zoning and building by-laws must be completed and approved prior to occupancy. An interim occupancy MAY be issued if life safety aspects of the building are complete.

IMPORTANT INFORMATION IN RESPECT TO NEW CONSTRUCTION

The construction of all buildings or structures shall comply with either the City of Brandon Building By-law, the RM of Cornwallis Building By-law or the RM of Elton Building By-law; the Manitoba Building Code; all other applicable city or rural municipality by-laws; and applicable provincial regulations.

CITY OF BRANDON

Please refer to the following websites for information regarding permits for properties within the City of Brandon and for information regarding regulations and current legislation.

[City of Brandon Engineering Department](#)

[City of Brandon Planning and Building Safety](#)

RURAL MUNICIPALITY OF ELTON AND CORNWALLIS

A plumbing permit is required to be obtained from Brandon and Area Planning District for:

- All interior plumbing installations

NOTE: Clearance must be obtained from all applicable agencies prior to excavating. Call before you Dig contact information can be found at: callb4udig.mb.ca and Manitoba Hydro 1-888-624-9376. Other permits may be required, i.e., electrical, elevator and lifts. Please contact the appropriate authority.

The application or issuance of a building permit does not confer the right to:

- Use any portion of a street, road or highway for any building operation
- Create a private vehicle approach from any road, street or highway (temporary or otherwise)

Approvals must be obtained from the applicable Municipal Office for the following:

- Connection to domestic sewer and water systems
- Approaches that access roadways under municipal jurisdiction

[RM of Cornwallis](#)

[RM of Elton](#)

PENALTIES

An individual or 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 in accordance with the appropriate By-law. Every such person or owner shall be deemed guilty of a separate offence of each and every day during any portion of which the breach is made or continued.

REMOVALS AND DEMOLITIONS OF BUILDINGS

The owner/agent of the property from which a building is to be removed or demolished shall:

1. Notify all applicable services: Manitoba Hydro, Manitoba Telephone System, Westman Cable, Manitoba Conservation and Water Stewardship, Workplace Safety and Health, Municipal Treasurer and Water Dept.;
 2. Disconnect the water and sewer line at a point approved by the Municipality; and
 3. Upon completion of the removal or demolition, remediate the site to a safe and sanitary condition to the satisfaction of the authority having jurisdiction, including the removal of all foundation
- Permits do not confer the right to use any portion of any street, road or highway for any demolition or removal
 - Permits to move buildings must be obtained from Manitoba Infrastructure and Transportation
 - Fencing and barricading (Part VIII of the Manitoba Building Code) is essentially required at all time
 - Sufficient information shall be submitted with each application to assure that the removal demolition will not adversely affect any adjacent properties

SITE PLAN AND ZONING

The granting of a development permit, the approval of the drawing and specifications or the inspections made by Staff, shall in **no** way relieve the owner of the responsibility of complying with the requirements of the current Zoning By-laws or any relevant by-laws of the applicable municipal corporation. Field inspection will not confirm compliance of the bulk requirements contained within the respective Zoning By-laws. Compliance may only be confirmed by submission to this office of a Builder's Location Certificate (Survey Certificate) prepared by a Registered Manitoba Land Surveyor.

LOT GRADING

Lot grade sheets are required in some developments as determined by the Municipality. Upon completion of the project, the owner shall ensure all requirements of the Municipality are met and submit a copy to Brandon and Area Planning District.

A complete list of governing Policies and By-laws can be viewed by following links to these websites:

[City of Brandon Planning and Building Safety](#)

[Rural Municipality of Cornwallis](#)

[Rural Municipality of Elton](#)