

### **Fence/Trees/Hedges:**

Fences are subject to the following:

- Except as provided for in the “A” Agricultural Zone, a fence shall not exceed a height of six (6) feet above finished grade in the required side or rear yards.
- A fence shall be permitted in any required front yard in which case the height shall not exceed three and one-half (3 ½) feet.
- For interior lots fences may be constructed along the property lines.
- For corner lots fences must be setback five (5) feet from the side lot lines.

Open work ornamental fences, uncovered walks, arbours, trellises, lighting fixtures, landscape architectural features or guard railing, for safety protection around depressed ramps, may be located in any required front yard if maintained at a height of not more than three and one-half (3 ½) feet above the average ground level adjacent thereto. An open work type railing not more than three and one-half (3 ½) feet in height may be installed or constructed on any balcony, stairway, porch, platform or landing place.

Open work ornamental fences, hedges, landscape architectural features or guard rails shall not be located and maintained so as to preclude complete access at all times about a main building. Gates or other suitable openings at least two and one-half (2 ½) feet in width shall be deemed adequate for such an access.

A hedge shall be located a minimum of two (2) feet from the property line and shall not extend beyond the property line.

Trees shall be located a minimum of five (5) feet from the property line



### **When is a Building Permit not required?**

- Replacement of stucco, siding, shingles, eaves troughs and down spouts
- Replacement of doors & windows, when the size of the opening is not altered
- Construction of fences (must be inside the property line.) Please contact us for height requirements
- Painting, patching & decorating
- Accessory buildings and sheds less than 108 sq ft – ***Please contact the office to obtain the yard requirements needed for the construction of the accessory buildings and sheds. All accessory buildings must comply with Zoning By-Law 2010-6.***

### **Do signs require permits?**

Yes. A temporary sign requires a permit approved by Council.

No advertising billboard or other type of display sign shall be constructed in any Zone without the approval of the Council.

**NOTE: ALTHOUGH A BUILDING PERMIT MAY NOT BE REQUIRED, IT IS STILL NECESSARY FOR ALL PROJECTS TO COMPLY WITH THE MANITOBA BUILDING CODE & THE RESPECTIVE MUNICIPAL BY-LAWS & POLICIES**

**Double Permit fees are issued if work has started before a permit is issued.**

**A permit is valid for 6 months only.**



Ville de **SAINTE-ANNE**  
Town of **STE. ANNE**

## Building Permit Guide



**For further information please contact:**

**Town of Ste. Anne**  
**30B Dawson road**  
**Ste. Anne, MB R5H 1B5**  
**Ph: 204-422-5293**  
**Fax: 204-422-5459**  
**Email: [town@steanne.ca](mailto:town@steanne.ca)**  
**Website: [www.steannemb.ca](http://www.steannemb.ca)**

**When is a Development - Building - Plumbing Permit required?**

- Construction of any new building
- Addition/Basement
- Attached and/or detached garages and/or carports
- Accessory building of 108 sq ft or more (sheds)
- Decks
- Sunrooms
- Swimming pools, hot tubs
- Demolitions of whole or part of a building
- Renovation projects that affect the structural integrity of a building and proper venting of plumbing

**The Building Inspections for the Town of Ste. Anne are done by City of Steinbach building inspection department.**

**Whose responsibility is it to call for Inspections?**

- The responsibility lies with the applicant.

**What Documentation is required to acquire a Building Permit?**

- A Site Plan, showing proposed setbacks from the property lines and all existing structures of site if any.
- A sketch plan of the proposed project
- Stamped Engineered Plans (construction of a new house)

**When is a driveway permit required?**

An application for a Crossing Permit for properties adjacent to any Provincial Road must be obtained by calling:  
Manitoba Infrastructure and Transportation  
(204) 326-6266

**Pool Permits:**

All pools capable of holding water greater than 600 mm (24 inches) deep require the resident to get a Pool permit prior to installation.

Requirements regulating the construction of private pools and their enclosures:

- Pools/hot tubs shall be enclosed with a fence or other suitable barrier with a minimum height of 1.5m (5 feet).
- The enclosure shall have no openings, other than a door to a building or a gate at least 1.5m (5 feet) in height with self-closing hinges and a lockable latch to prevent unauthorized entry.
- Where other than a chain link fence is used, the surface of the enclosure and gate shall be relatively smooth so as not to provide foot or toe holds and shall not be possible for a child to crawl under either the fence or the gate.
- Where a chain link fence is used, the mesh size shall not exceed 50mm (2 inches) and the wire shall be at least number 11 gauge.
- All overhead and underground electrical wiring requirements shall be met as per subsection (10.1.3 Manitoba Amendments).
- A final inspection shall be done on the pool/hot tub and enclosure when all work is completed, **prior to use.**
- If, in the opinion of the authority having jurisdiction, there is any undesirable feature pertaining to the enclosure, suitable steps shall be taken to correct the situation.
- The enclosure surrounding an outdoor private pool/hot tub shall be maintained in good repair.



**Detached Garage:**

For garages over 720 sq. ft. need engineered drawings.

Under 720 sq. ft. – hand drawn diagram will suffice.

Builder must provide the following:

- Location placement minimum 10 ft. from main bldg. (eave to eave) & minimum of two (2) feet, from eaves to property line, if a corner lot must be minimum of 10 ft. from property line. Garage can't be in front of house
- Diagram
- Name, address & phone #

This can be dropped off w/reception

Please note: Can have no more than 2 accessory buildings on property.



**Decks:**

For more information on Deck permits please visit the Town of Ste. Anne website <http://steannemb.ca/~steanne/main.php?p=47> or contact the town office.

